

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, January 5, 1961

January 5, 1961

City Hall

Lansing, Michigan

The regular meeting of the Planning Board was called to order by the Chairman, Max G. Stoakes, at 7:30 P.M.

### ROLL CALL

Present: Commissioners Miller, Musselman, Mutz, Neller, Ridenour, Sinas, Stoakes—7.

Councilmen Belen, Black—2. (Council Committee).

Absent: Commissioner Fink—1.

The proceedings of the regular meeting of December 1, 1960, were approved.

Mr. Francis Fine appeared in favor of the rezoning of the property at the S.W. corner of N. Grand River and Andrea Avenue from "A" One Family Residence District to "C" Two Family Residence District stating that this property had been zoned for multiple dwellings while in the township. He further stated that it is difficult to obtain financing for single family homes on Grand River Avenue and that if this petition is granted and the two family venture is successful that he will ask for additional lots on Grand River Avenue to be zoned to "C" Two Family residence.

The matter was referred to the Zoning Committee.

The petition to rezone property south of Jolly Road and west of Aurelius Road east of the New York Central Railway from "A" One Family Residence District to "I" Heavy Industrial District was referred to the Zoning Committee.

The petition to rezone property at 3304, 3309, 3216 S. Cedar from "A" One Family

Residence District to "F" Commercial District was referred to the Zoning Committee and the Director instructed to contact the petitioner regarding the area to be zoned "J" Parking District and the possibility of rezoning to a lesser depth.

The petition to rezone property at 4200 S. Cedar Street from "A" One Family Residence District to "F" Commercial District was referred to the Zoning Committee.

Mr. Francis Fine appeared in favor of his petition to rezone property in the 4200 block of N. Grand River Avenue from "A" One Family Residence District to "D-1" Professional Office District stating that the deeds specified that if these properties are used for anything other than residential properties, screening must be provided between this property and the residential properties to the south.

The matter was referred to the Zoning Committee.

The petition to rezone property at 3334 Pleasant Grove Road from "A" One Family Residence to "F" Commercial and "J" Parking Districts was referred to the Zoning Committee.

Mr. Francis Fine appeared in favor of his petition to rezone property in the 4800 and 4900 blocks of S. Waverly Road from "A" One Family Residence District to "F" Commercial and "J" Parking Districts. On the suggestion that the property be rezoned down to Jolly Road, Mr. Fine explained that he does not own a parcel of property between the property under petition and his property at Jolly Road. It was also suggested that an effort be made by the Zoning Committee and Mr. Fine to establish an alley at the rear of the commercial property.

The matter was referred to the Zoning Committee.

Mr. Jerry Blanchard represented the owner in his petition to rezone property

at 2519 N. Grand River Avenue from "A" One Family and "F" Commercial District to "H" Light Industrial District. Mr. Blanchard stated that they have tentative plans for the use of his property for uses not ordinarily permitted in "F" Commercial zoning and that this property lies across from a trucking terminal. He agreed that one exit and one entrance to the property would be adequate. After discussing the possibility of off-street parking at some length it was suggested that Mr. Blanchard work with the Zoning Committee to determine the area to be set aside for "J" Parking.

The matter was referred to the Zoning Committee.

It was moved and supported that we recommend to the City Council that the petition by the Reorganized Church of the Latter Day Saints and A. E. Nussdorfer to rezone Lots 695, 696, 697, and 698, Maple Hill Subd. (900 block of Vernon Avenue), from "A" One Family Residence District to "G-2" Whole District, be not granted, because the property is in an entirely residential area and there is sufficient property zoned "G-2" Wholesale property in the vicinity and any commercial or wholesale development would depreciate the neighborhood properties.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported that the petition by Trevellyan Corp. to rezone the west 10 acres of the south  $\frac{1}{2}$  of the N.W.  $\frac{1}{4}$  of Section 13, T4N, R2W, (3400 E. Michigan Avenue), from "A" One Family Residence District to "F" Commercial District, be tabled for 30 days as requested by the petitioner.

Motion carried.

It was moved and supported that we recommend to the City Council that property owned by William S. Langham commencing 466.5 feet east and 1089 feet south of the north  $\frac{1}{4}$  post of the southeast  $\frac{1}{4}$  of Section 4, T3N, R2W, thence west 100 feet, thence south 324 feet, thence east to a point 25 feet west of the west line of S. Cedar St., thence northwesterly parallel to S. Cedar Street to a point 130 feet north of to a point due south of the point of beginning the south line of the property, thence west 194 feet to point of beginning, be rezoned from "A" One Family Residence District to "F" Commercial District; and that property commencing 466 feet east and 1089 feet south of the north  $\frac{1}{4}$  post of the southeast  $\frac{1}{4}$  of Sec. 4, T3N, R2W, thence east 150 feet to the west line of S. Cedar Street, thence southeasterly along the west line of S. Cedar St. 350 feet  $\pm$  to a point 324 feet south of the point of beginning, thence west 25 feet, thence northwesterly parallel to S. Cedar St. to a point 130 feet north of the south line of

the property, thence west to a point due south of the point of beginning, thence north 194 feet to point of beginning be rezoned from "A" One Family Residence District to "J" Parking District; and that the balance of the property described as commencing 303.5 feet west and 1089 feet south of the north  $\frac{1}{4}$  post of S.E.  $\frac{1}{4}$ —South 324 feet east to west line of Cedar Street—northwesterly along Cedar Street to point due east of beginning—west to beginning, Section 4, T3N, R2W, (5518 Cedar Street), remain in its present zoning classification because this zoning would be in conformity with the existing uses and proposed future development.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported, that the petition by Leigh and Fay Roth to rezone property commencing at the center of the section west to a point 355.5 feet east of the east line of MUT ROW, South 20 rods, west 172 feet to east line of said ROW, southeasterly along R.R. to east and west  $\frac{1}{4}$  line, east to north and south  $\frac{1}{4}$  line, north to beginning all except the east 50 feet thereof, Section 10, T3N, R2W, Delhi Township, Ingham Co., Michigan (5900 block of S. Cedar Street), from "A" One Family Residence District to "F" Commercial District, be tabled for 30 days until the petitioner can be contacted to determine the "J" Parking area.

Motion carried.

It was moved and supported that we recommend to the City Council that the west 25 feet of Lot 2 of Block 2 of Cadwell's Addition (1109 Moores River Drive), owned by Willis D. Smith, be rezoned from "C" Two Family Residence District to "J" Parking District, and that the balance of the lot be rezoned from "C" Two Family Residence District to "F" Commercial District with screening on the west side to consist of a 4 foot continuous evergreen planting with a mature height of at least 5' 6" because the proposed use would be a continuance of a present commercial use and would be an improvement to the property.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported that the petition by Miracle Mile Incorporated to rezone property north of Miller Road and east of Pennsylvania Avenue and along the west side of Pennsylvania Avenue from "A" One Family Residence District to "F" Commercial District, "J" Parking, and "H" Light Industrial Districts, be tabled for 30 days as requested by the petitioner.

Motion carried.

It was moved and supported that we recommend to the City Council that the

west 16 feet and the east 10 feet of the west 26 feet of the north 105 feet of property described as Lots 1, 2, and 3, Battenfield Subdivision, being a part of the N.E.  $\frac{1}{4}$  of Section 4, T8N, R2W, Delhi Township (now City of Lansing), Ingham County, Michigan; also that parcel described as: Commencing at a point 33 feet east of the intersection of US 127 and the north line of Section 4, said township (now City of Lansing); thence south 198 feet; thence east to the west line of said Battenfield Subd.; thence north 198 feet; thence west along the north line of said Section 4 to the place of beginning, (5103 S. Cedar Street and 536 Jolly Road), be rezoned from "A" One Family Residence District to "J" Parking District, and that the balance of the property except the east 10 feet thereof be rezoned from "A" One Family Residence District to "F" Commercial District, and that the east 10 feet of the property remain in its present zoning classification with screening provided as a buffer because this zoning is in conformity with the recommendations of the Master Plan.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the Plat of Churchill Downs No. 3 be approved.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the Plat of Churchill Downs No. 4 be approved.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the Plat of Sheraton Park be approved.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported that the tentative Plat of Frandor Hills Subd. be tentatively approved subject to the dedication of a 17 foot strip on the west edge of the property for the length of Clippert Street, street names being provided, the necessary fill sufficient for basements at the southeast of the Plat and at the northwest corner, and the provision for planting in the islands to be paid by the developer

after submitting the proposed planting plan to the Parks Department.

Motion carried by a 7 yea and 0 nay vote.

A communication from the City Council regarding the strip of property owned by the railroad on the north side of the New York Central right-of-way from Logan Street to Holmes Road, was read and referred to the Zoning Committee.

A communication regarding an alley within the 100 block of S. Washington Avenue was read. It was moved and supported that we recommend to the City Council that the alley within the 100 block of S. Washington Avenue, running from S. Grand Ave. to the rear of the American Bank Building, north to E. Michigan Avenue, be established to an adequate width and that this matter be referred to the City Attorney.

Motion carried by a 7 yea and 0 nay vote.

A letter from Walter Neller Company regarding property at 104 N. Washington Avenue was read and referred to the Public Lands and Building Committee.

A letter of information from the City Council regarding lighting of the parking area at 1218 W. Willow Street was read and referred to the Ordinance Committee.

A letter from the Chamber of Commerce announcing the annual meeting on January 17, 1961, was read and placed on file.

A letter from Lawtis W. Norman and Leon L. LeGrand regarding a 76 foot parcel on Holmes Road in the 1000 block was read and referred to the Zoning Committee.

The meeting adjourned at 9:55 P.M.

VICTOR G. LEYRER,  
Secretary.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, January 19, 1961

The special meeting was called to order by Chairman Max G. Stoakes at 9:05 P.M.

### ROLL CALL

Present: Commissioners Fink, Musselman, Mutz, Neller, Sinas, Stoakes—7.

Absent: Commissioners Miller, Ridenour—2.

Romayne Hicks represented Lew W. Roth in his petition for rezoning of property in the 5900 block of S. Cedar Street discussed with the Board possible areas for "J" Parking zoning on the property and stated that no final plans had been developed by the prospective owners for the development of this property.

After considerable discussion the matter was referred to the Zoning Committee.

A communication regarding new fire station sites at 3818 Pleasant Grove Road and 2114 N. Grand River Avenue was discussed and the matter referred to the Public Lands and Building Committee.

After a brief discussion of a 76 foot strip of property at the end of Washington Avenue, running south from Holmes Road, the matter was left with the Zoning Committee.

The meeting adjourned at 10:20 P.M.

VICTOR G. LEYRER,  
Secretary.



# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, February 2, 1961

The regular meeting of the Planning Board was called to order by the Chairman, Max G. Stoakes, at 7:30 P.M.

### ROLL CALL

Present: Commissioners Fink, Miller, Mutz, Neller, Ridenour, Sinas, Stoakes (7).

Councilman Black (1) (Council Committee)

Absent: Commissioner Musselman (1).  
Councilman Belen (1) (Council Committee)

The proceedings of the regular meeting of January 5, 1961, and January 19, 1961, were approved.

Mr. Harvey Mack appeared in favor of his petition to rezone property at:

3346 Pleasant Grove Road,

from "A" One Family Residence District to "F" Commercial District stating that it is his belief that he will be able to clean up this area.

The matter was referred to the Zoning Committee.

A petition by Frank C. Kyte to rezone property at:

523 S. Capitol Avenue,

from "D" Apartment District to "F" Commercial District was referred to the Zoning Committee.

A petition by Clarence and Josephine Davis to rezone property at:

320 Riley Street,

from "B" One Family Residence District to "C" Two Family Residence District was referred to the Zoning Committee.

Russell Howard spoke in favor of his petition to rezone property in the:

3000 block of S. Washington Avenue,

from "A" One Family Residence District to "D-M" Multiple Dwelling District.

It was pointed out that the legal description includes property under a different ownership and an amended legal description was provided.

The matter was referred to the Zoning Committee.

Attorney Farhat represented the petitioners to rezone property at:

501-521 Filley Street and 2613-2637 Taylor Street,

from "A" One Family Residence District to "H" Light Industrial District stating that there is now a possibility of this property being assembled under one ownership for industrial development.

He also stated that he had contacted the owner of the only remaining residential property regarding their desires but has received no reply.

He also explained that an attempt had been made sometime in the past to reach an agreement between all property owners in the area.

He also stated that the owners of this property are agreeable to giving the same set-back as other industrial properties in this area.

The matter was referred to the Zoning Committee.

A representative of the Lansing Ice and Fuel Company spoke in favor of the rezoning of their property at:

911 Center Street,

from "H" Light Industrial District to "I" Heavy Industrial District, to permit construction of a bulk plant since the widening and extension of Sheridan Street will

force them out of their present property in June of this year.

The matter was referred to the Zoning Committee.

Attorney Farhat represented the petitioner in the rezoning of property at:

838 N. Pennsylvania Avenue,

from "C" Two Family Residence District to "F" Commercial District and explained that the petitioner has had the property to the South and East of his non-conforming commercial use zoned for parking and desires now to modernize and expand his present grocery store. He pointed out that if Sheridan Street needs to be widened there for its extension that there would be sufficient set-back to permit this.

He pointed out that the Board members are very familiar with this property having recently recommended "J" Parking Zoning adjacent to the store and asked that action be taken at this meeting.

It was moved and supported that this petition be considered at this meeting.

Motion carried.

Attorney Joseph Foster, Jr., spoke in favor of the petition for General Motors Corporation to rezone the block bounded by:

William Street, Pine Street, Olds Avenue, and Sycamore Street,

from "A" One Family Residence District to "T" Heavy Industrial District, pointing out that this is a part of the expansion program of General Motors in an area specified for industrial expansion in the Master Plan.

The matter was referred to the Zoning Committee.

A petition by Doctor H. L. Shade to rezone property at:

The southwest corner of Kelsey and Logan Streets,

from "B" One Family Residence District to "D-1" Professional Office District, was referred to the Zoning Committee.

It was moved and supported that we recommend to the City Council that:

The south 500 feet of the west 10 acres of the south  $\frac{1}{2}$  of the northwest  $\frac{1}{4}$  of Section 13, T4N, R2W, Ingham County, Michigan, owned by Trevelyan Corporation,

be rezoned from "A" One Family Residence District to "F" Commercial District, and that the balance of this property be rezoned from "A" One Family Residence District to "J" Parking District, and that:

The south 350 feet of the east 10 acres of the west 20 acres of the south  $\frac{1}{2}$  of the northwest  $\frac{1}{4}$  of Section 13, T4N, R2W, Ingham County, Michigan,

be rezoned from "A" One Family Residence District to "F" Commercial District and that the balance of this property,

(3400 block of E. Michigan Avenue),

be rezoned from "A" One Family Residence District to "J" Parking District because this is a logical zoning for this property and is in conformance with the present well established use.

Motion carried.

(6 yea and 0 nay vote.)

It was moved and supported that we recommend to the City Council that:

The west 50 feet and the east 300 feet of property commencing at the center of the section west to a point 355.5 feet east of the east line of MUT Row, south 20 rods, west 172 feet to east line of said Row, southeasterly along RR to east and west  $\frac{1}{4}$  line, east to north and south  $\frac{1}{4}$  line, north to beginning, all except the east 50 feet thereof, Section 10, T3N, R2W, Delhi Township, Ingham County, Michigan, (5900 block of S. Cedar Street),

be rezoned from "A" One Family Residence District to "J" Parking District and that the balance of the property be rezoned from "A" One Family Residence District to "F" Commercial District.

Motion carried.

(6 yea and 0 nay vote.)

It was moved and supported that we recommend to the City Council that property owned by Miracle Mile Incorporated described as:

That part of the east 100 acres of the southwest  $\frac{1}{4}$  of Section 3, T3N, R2W, City of Lansing, lying west of Pennsylvania Avenue and north of Miller Road described as beginning 660.7 feet north of the northwest corner of Pennsylvania Avenue and Miller Road, thence west 271.85 feet, thence south 660.7 feet to the north line of Miller Road, thence east 270 feet to the west line of Pennsylvania Avenue, thence north to the point of beginning, except the east 70 feet and the south 70 feet and the west 30 feet thereof,

be rezoned from "A" One Family Residence District to "F" Commercial District; and that:

The above mentioned east 70 feet and the south 70 feet and the west 30 feet,

be rezoned from "A" One Family Residence District to "J" Parking District, and also that:

The east 200 feet of the west 257.75 feet lying east of the centerline of Pennsylvania Avenue, except the north 50 feet thereof, and also the south 200 feet lying north of Miller Road, except that part of the west 339 feet of the east 389 feet lying east of the centerline of the creek, all a part of the east 100 acres of the southwest  $\frac{1}{4}$  of said Section 3, and also the south 200 feet lying north of Miller Road of the southeast  $\frac{1}{4}$  of Section 3, except the east 264 feet of the west 627 feet and the west 185 feet of the east 1,162.3 feet,

be rezoned from "A" One Family Residence District to "J" Parking District; and that that part of:

The east 100 acres of the southwest  $\frac{1}{4}$  of Section 3, T3N, R2W, City of Lansing, lying east of west 257.75 feet lying east of the centerline of Pennsylvania Avenue, except the north 50 feet thereof and except commencing at a point 50.0 feet west of the south  $\frac{1}{4}$  post of said Section 3, thence north 0° 18' west 286 feet parallel with the north and south  $\frac{1}{4}$  line, thence west 239.0 feet parallel with the section line to the center of creek, thence south 21° 16' west 272.4 feet along the center line of creek, thence south 0° 18' east 33.0 feet to the section line, thence east 339.0 feet to the point of beginning; also the southeast  $\frac{1}{4}$  and the south 40 acres of the northeast  $\frac{1}{4}$  of said section 3, except the Michigan Central Railroad right-of-way, and except a strip 165.0 feet wide lying west of, and adjacent to, the MCRR, and except the portion of the east  $\frac{1}{2}$  of the southeast  $\frac{1}{4}$  lying east of the MCRR and south of the center of Mud Lake Drain, and except a parcel beginning 33.0 feet north and 363.0 feet east of the south  $\frac{1}{4}$  post of said Section 3, thence north 297.0 feet, thence east 264.0 feet, thence south 297.0 feet, thence west 264.0 feet to the point of beginning, and except a parcel beginning 33.0 feet north and 977.3 feet west of the southeast corner of said Section 3, thence north 200.0 feet, thence west 185.0 feet, thence south 200.0 feet, thence east 185.0 feet to the point of beginning and except the west 50 feet of the north 50 feet of the southeast  $\frac{1}{4}$  of Section 3, and except the west 50 feet of the south 40 acres of the northeast  $\frac{1}{4}$  of said Section 3,

be rezoned from "A" One Family Residence

District to "H" Light Industrial District, (Miller Road and S. Pennsylvania Ave.)

Motion carried.

(7 yea, and 0 nay vote.)

It was moved and supported that we recommend to the City Council that the petition by Francis Fine to rezone:

Lot 87, Northwestern Subdivision No. 3, (southwest corner N. Grand River Avenue and Andrea Avenue),

from "A" One Family Residence District to "C" Two Family Residence District be granted, because the requested zoning is a logical use of this property facing a buffered industrial district.

Motion carried.

(7 yea and 0 nay vote.)

It was moved and supported that the petition by Ben Burkey to rezone property south of Jolly Road and west of Aurelius Road, from "A" One Family Residence District to "I" Heavy Industrial District, be tabled for 30 days and another attempt be made to obtain a correct legal description and establish ownership.

Motion carried.

Attorney Carl Reigh asked that the petition to rezone property at:

3304-08 and 3216 S. Cedar Street,

from "A" One Family Residence District to "F" Commercial District, be tabled to permit the members of the Planning Board to again view this property before a decision is made, pointing out that the property at the rear is very low and would not develop residentially and will need to be filled to quite an extent as has been the church property adjoining this property and facing on Holmes Road.

It was moved and supported that this petition be tabled for 30 days.

Motion carried.

It was moved and supported that we recommend to the City Council that:

The east 120 feet of Lot 31, Jessop Home Garden Subd., (4200 S. Cedar Street), owned by Peter Laboda,

be rezoned from "A" One Family Residence District to "F" Commercial District, and that the balance of the lot be rezoned from "A" One Family Residence District to "J" Parking District, because the re-

quested zoning is a logical zoning in this area.

Motion carried.

(7 yea, 0 nay).

It was moved and supported, that we recommend to the City Council that the petition by Francis Fine to rezone:

Lot 97, 98, and 99, of Northwestern Subd. No. 3, (4200 block North Grand River),

from "A" One Family Residence District to "D-1" Professional Office District, be granted, because the requested zoning is a logical use of this property, facing a buffered industrial district.

Motion carried.

(7 yea, 0 nay vote).

It was moved and supported that the petition by Ora F. Miller, to rezone the property at:

3334 Pleasant Grove Road from "A" One Family Residence District to "F" Commercial and "J" Parking Districts be tabled for 30 days that it may be considered with the petition to rezone 3346 Pleasant Grove Road.

Motion carried.

William Johnson, 4715 S. Waverly Road, stated that it is his opinion that all properties in the area of Waverly Road and Jolly Road are deed restricted for single family use.

It was moved and supported that the petition by Francis Fine to rezone property in the 4800 and 4900 block of S. Waverly Road, from "A" One Family Residence District to "B" One Family Residence, "F" Commercial, and "J" Parking Districts, be tabled for 30 days and that the deeds be again checked for restrictions.

Motion carried.

Lansing, Michigan

February 21, 1961.

It was moved and supported that we recommend to the City Council that property at 2519 N. Grand River Avenue, owned by Bruce Hartwick, beginning at:

The NE corner of Lot 24, thence South 230 feet to the north line of the new east/west right-of-way of Logan St. extended, thence SWly on a 260 ft. radius curve along the North line of the new right-of-way 143 feet  $\pm$ ,

thence west 70 feet to a point 120 feet east of the west line of Lot 24, thence north along a line parallel to the west line of Lot 24 to a point due west of the point of beginning, thence east 193 feet  $\pm$  to the point of beginning,

be rezoned from "A" One Family Residence District to "F" Commercial District;

Beginning 322 feet south of the NE corner of Lot 24, thence south 256 feet  $\pm$  along the east line of Lot 24, thence west 138 feet  $\pm$  to a point on a line 175 feet east of and parallel to the west line of Lot 24, thence north along a line parallel to the west line of Lot 24 to a point on the south line of the new east/west right-of-way of Logan Street extended, thence NEly on a 260 foot radius curve along the south line of the new right-of-way to a point 126 feet S. 62° 20' west of the point of beginning, thence north 62° 20' east 126 feet to the point of beginning,

be rezoned from "A" One Family Residence District to "H" Light Industrial District;

And beginning 578 feet  $\pm$  south of the NE corner of Lot 24, thence south along the east line of Lot 24, to a point 30 feet north of the south lot line of Lot 24, thence NWly along a line parallel to the south lot line to a point on a line 175 feet east and parallel to the west line of Lot 24, thence north along a line parallel to the west line of Lot 24 to a point due west of the point of beginning, thence east 138 feet  $\pm$  to the point of beginning,

be rezoned from "F" Commercial District to "H" Light Industrial District;

And beginning 578 feet  $\pm$  south of the NE corner of Lot 24 and at a point on a line 175 feet east of and parallel to the west line of Lot 24, thence west 55 feet, thence north along a line parallel to the west line of Lot 24, to a point on the south line of the new east/west right-of-way of Logan St. extended, thence NEly on a 260 foot radius curve along the south line of the new right-of-way to a point due north of the point of beginning, thence south parallel to the west line of Lot 24 to the point of beginning,

be rezoned from "A" One Family Residence District to "J" Parking District;

And beginning 578 feet  $\pm$  south of the NE corner of Lot 24 and at a point on a line 175 feet east of and parallel to the west line of Lot 24, thence south along a line parallel to the west line of Lot 24 to a point 30 feet north of the south lot line of Lot 24, thence NWly along a line parallel to the south lot line to a point on a line 120 feet east and parallel to the west line of Lot 24, thence north along a line parallel to the west line of Lot 24 to a point due west of the point



of beginning, thence east 55 feet to the point of beginning,

be rezoned from "F" Commercial District to "J" Parking District; all a part of Townsend's Subd. on Sections 4, 5, 8 and 9, City of Lansing, Ingham County, Michigan.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council, that the petition by Lewis Fortino, to rezone:

Lot 7, Assessor's Plat 22, except the south 20 feet thereof, (838 N. Pennsylvania Avenue),

from "C" Two Family Residence District to "F" Commercial District, be granted.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported that we recommends to the City Council, that the Plat of Eton Downs No. 4 be approved.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition to vacate Maxson Court be granted.

Commissioner Ridenour abstained from voting.

Motion carried by a 6 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition to vacate the alley off the 1800 block of W. Saginaw Street be not granted since this alley may be needed to serve future commercial development in this area.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that a site for a fire station in the 3700, 3800 or 3900 block of Pleasant Grove Road, on the west side, be approved.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the proposed site for a fire station at 2114 N. Grand River Avenue be not approved and that consideration be given to the point at Delta River Drive and Grand River Avenue. This area to west including possible additional annexation could not be properly served from the proposed location.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the property at 104 N. Washington Avenue be not purchased at this time and that this property as well as any other property in this block remain in private ownership until such time as they may be acquired in an Urban Renewal Program.

Commissioner Neller abstained from voting.

Motion carried by 6 yea and 0 nay vote.

A resolution from the City Council regarding consideration of the possibility of setting aside small areas for playgrounds in new plats was referred to the Ordinance Committee.

It was moved and supported that the 1961-1967 Capital Improvements Program, as submitted be adopted and forwarded to the Mayor and City Council.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported that the final draft of the 1961-1962 Budget be adopted.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council that the recently deeded street, east of Devonshire, running south of Cavanaugh Road, be named Tranter Street

Motion carried by a 7 yea and 0 nay vote.

The meeting adjourned at 11:05 P.M.

VICTOR G. LEYRER,  
Secretary.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, March 2, 1961

March 2, 1961

City Hall

Lansing, Michigan

The regular meeting of the Planning Board was called to order by the Chairman, Max G. Stoakes, at 7:30 P.M.

### ROLL CALL

Present—Commissioners Fink, Miller, Musselman, Mutz, Neller, Ridenour, Sinas, Stoakes—8.

Councilmen Black, Belen—2. (Council Comm.)

Absent—None.

The proceedings of the regular meeting of February 2, 1961, were approved.

Mr. Herman Hale appeared in favor of rezoning of his property at 2515 S. Logan Street from "B" One Family Residence District to "C" Two Family Residence District stating that because of the traffic on Logan Street and the property used for parking at the rear of his property he is unable to get a F.H.A. loan in connection with the sale of his property.

The matter was referred to the Zoning Committee.

Mr. Laurence Carroll expressed concern regarding the petition by Gasper Covello to rezone property in the 4300 block of S. Logan Street next to his property in-so-far as the possibility of water from the parking lot draining on his property. He expressed the hope that if this property is rezoned that the water would drain to a sewer. He also inquired as to the establishment of a commercial depth in this block.

The matter was referred to the Zoning Committee.

Mr. Carl Throop appeared in favor of his petition to rezone property in the 5900 block of S. Cedar Street from "A" One

Family Residence District to "F" Commercial District stating that this property is near the interstate highway interchange and was commercially zoned while in Delhi Township.

The matter was referred to the Zoning Committee.

Mr. Victor C. Anderson represented the petitioners in the rezoning of property at the rear of 3165 E. Michigan Avenue from "A" One Family Residence District and "J" Parking District to "F" Commercial District pointing out that the "A" One Family Residence District is completely surrounded by commercially zoned property and that it is their desire to use the property for a used car lot and to build a used car lot office building on a part of the property presently zoned "J" Parking District. He pointed out that the board members are familiar with the property, having recently recommended rezoning of the property at 3165 E. Michigan Avenue and asked that action be taken at this meeting.

It was moved and supported that this petition be considered at this meeting.

Motion carried.

Mr. Laurence Gorsky appeared in favor of rezoning of his property at 1026 Sparrow Avenue from "B" One Family Residence District to "F" Commercial District to permit the use of the property for an ice house. He pointed out that this would be a convenient location for the public to pick up ice and that the owner of the gas station directly across the street which he leases feels that there is not sufficient room on that property for an ice machine.

The matter was referred to the Zoning Committee.

Mr. Henry Fisher appeared in favor of the petition by Jack Shanker to rezone property at 514 Tisdale from "B" One Family Residence District to "G-2" Wholesale District stating that this additional area is needed to provide a proper location for their building on the adjacent lots which would also provide adequate off-street parking.

The matter was referred to the Zoning Committee.

A petition by Ralph Perna to rezone property at 424 W. Willow Street from "B" One Family Residence District to "F" Commercial District was referred to the Zoning Committee.

A petition by the Main Street Methodist Church to rezone property in the 500 and 600 blocks of West Jolly Road from "A" One Family Residence District to "B" One Family Residence District was referred to the Zoning Committee.

Mr. Arnold Kegebein, agent for Ray S. Dishrow in the rezoning of his property on S. Pennsylvania Avenue near Eifert Road from "A" One Family Residence District to "G-2" Wholesale District, stated that they have a possible use for a part of this property for a wholesale ice cream outlet. He also stated that the north 200 feet or 300 feet of this property may be used as a part of the interchange with the interstate highway. He also stated that the property was commercially zoned before annexation.

The matter was referred to the Zoning Committee.

A petition by Nora Rashid and August Gustafik to rezone property in the 700 block of Cleo Street from "B" One Family Residence District to "J" Parking District was referred to the Zoning Committee.

Mr. Joseph Kutchey appeared in favor of his petition to rezone his property at 2909 and 2917 S. Washington Avenue from "A" One Family Residence District to "F" Commercial and "J" Parking Districts. He stated that approximately 28 parking spaces would be provided. He desires to replace some of the older present non-conforming commercial buildings with new structures.

The matter was referred to the Zoning Committee.

Mr. Albert Breen appeared in favor of the rezoning of his property at the N.E. corner of S. Pennsylvania and Willemma Avenues from "A" One Family Residence District to "F" Commercial District stating that the area around this property is commercially occupied and that he desires to develop this property commercially. On being questioned as to the area which should be set aside for off-street parking he stated that it seems to be about a 50 feet set-back on all of the properties in this area which should provide adequate off-street parking.

The matter was referred to the Zoning Committee.

It was moved and supported that we recommend to the City Council that the petition by Ben Berkey to rezone that part of the Northeast fractional  $\frac{1}{4}$  of Section 3, T3N, R2W, Delhi Township, Ingham County, Michigan, lying east of Michigan Central Railroad, except the south 32 acres thereof, also except 2 acres in the northeast corner measuring 20 rods north and south by 16 rods east and west, also except the north 12 rods of the remainder, leaving 16.4 acres, more or less, (south of Jolly Road and west of Aurelius Road), from "A" One Family Residence District to "I" Heavy Industrial District be granted.

Motion carried by an 8 yeas and 0 nays vote.

It was moved and supported that we recommend to the City Council that the east 120 feet of Lots 3 and 4, Block 2 of Oak Crest Subd., (3304-3308 and 3216 S. Cedar Street), owned by Gordon Long, be rezoned from "A" One Family Residence District to "F" Commercial District and that the balance of Lots 3 and 4, Block 2, Oak Crest Subd., be rezoned from "A" One Family Residence District to "J" Parking District and that the south  $\frac{1}{2}$  of Lots 5 and 6 of Block 2, Oak Crest Subd., remain in its present zoning classification.

Motion carried by an 8 yeas and 0 nays vote.

It was moved and supported that we recommend to the City Council that the east 190 feet of the west 240 feet of property described as: beginning on the west line of Section 31, T4N, R2W, at a projection 60 feet south of the south line of Lot 27 of Replat of Anderson's Subd. running thence easterly 490 feet, thence south 270 feet parallel with west section line, thence westerly 490 feet, thence north 270 feet to point of beginning be rezoned from "A" One Family Residence District to "J" Parking District, and that the east 250 feet of the above described property be rezoned from "A" One Family Residence District to "B" One Family Residence District; and that the east 190 feet of the west 240 feet of property described as: beginning on the west line of Section 31, T4N, R2W, at a projection 350 feet south of the south line of Lot 27 of Replat of Anderson's Subd. running thence easterly 470 feet, thence south 310 feet parallel with west Section line, thence westerly 470 feet, thence north 310 feet to point of beginning be rezoned from "A" One Family Residence District to "J" Parking District, and that the east 230 feet of the above described property be rezoned from "A" One Family Residence District to "F" Commercial District, (4800 and 4900 block of S. Waverly Road), owned by Francis Fine, and that deeds for property beginning on the southerly line of Anderson's

Replat at a point 50 feet east of the west line of Section 31, T4N, R2W, thence south 600 feet, thence west 50 feet, thence north 600 feet on the Section line, thence east 50 feet, to the point of beginning for street purposes; and that part of the south-west  $\frac{1}{4}$  of Section 31, T4N, R2W, City of Lansing, Ingham County, Michigan, beginning 50 feet east of the west section line at a point 330 feet south of the south line of Lots 27, 25, 24, and 23 of Replat of Anderson's Subdivision (as recorded in Liber 19 of Plats on page 37, Ingham County Register) as projected west, running thence easterly 440 feet parallel and 330 feet south of said Lot lines, thence south 330 feet, more or less, parallel with west section line to a point 277.5 feet north of the south line of said Section 31, thence west 20 feet, thence north 310 feet, more or less, parallel with east line, thence west 420 feet parallel and 20 feet from north line, thence north 20 feet parallel to the Section line to the point of beginning; City of Lansing, Ingham County, Michigan; subject to restrictions, rights and easements of record, for alley purposes be accepted.

Commissioner Neller abstained from voting.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Ora F. Miller to rezone Lots 356, 357 and 358, Pleasant Grove Subd. No. 1, (3334 Pleasant Grove Road), from "A" One Family Residence District to "F" Commercial and "J" Parking District be not granted because the property is in a single family area across from a grade school and a commercial use here would be harmful to the adjacent area.

Motion carried by a 6 yea and 2 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Harvey Mack to rezone Lots 359 and 360, and the north 88 feet of Lots 363 and the north 44 feet of Lot 362, Pleasant Grove Subd. No. 1, (3346 Pleasant Grove Road), from "A" One Family Residence District to "F" Commercial District be not granted because, the property is in a single family area across from a grade school and a commercial use here would be harmful to the adjacent area.

Motion carried by a 6 yea and 2 nay vote.

It was moved and supported that we recommend to the City Council that Lot 9, Block 149, (523 S. Capitol Avenue), owned by Frank C. Kyte, be rezoned from "D" Apartment District to "D-1" Professional Office District, and that Lots 7 and 8, Block 149, (the balance of the south  $\frac{1}{2}$  of the block), also be rezoned from "D"

Apartment to "D-1" Professional Office District, because the majority of the properties in the south  $\frac{1}{2}$  of this block are now used for permitted uses in the "D-1" Professional Office District and face the new motel on the west side of the street.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Clarence L. Davis to rezone all of Lots 2 and 3 and the east 21 feet of Lot 4, Riley Subd., (320 Riley Street), from "B" One Family Residence District to "C" Two Family Residence District be granted because this property is constructed as a two family unit, backs up to Maplewood School playground, is next to commercially zoned property and would serve as a buffer between the commercial and single family residence properties.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Pauline Holmes to rezone property beginning at a point 310.95 feet east of the northwest corner of Half Acre Land Company's Subdivision (as situated on the southwest  $\frac{1}{4}$  of Section 28, T2N, R2W), thence east 371 feet, thence north 408 feet, thence west 391.7 feet to the east line of Washington Avenue, thence south 24° west 170 feet along the east line of Washington Avenue, thence south 66° east 247 feet, thence south 22° west 155 feet to the place of beginning, all on Section 28, Lansing Township, Ingham County, Michigan, (3000 Block South Washington Avenue), from "A" One Family Residence District to "D-M" Multiple Dwelling District, be not granted because the property is of sufficient size to be platted and developed with single family homes in keeping with the surrounding development.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that Lots 26, 27, 28 and the west 32.5 feet of Lot 29, except the north 25 feet of these lots, and Lot 30 except the east 50 feet thereof, all in Assessor's Plat 34, be rezoned from "A" One Family Residence District to "H" Light Industrial District, and that the north 25 feet of Lots 26, 27, 28, and the west 32.5 feet of Lot 29 and the west 25 feet of the east 50 feet of Lots 29 and 30, Assessor's Plat 34, be rezoned from "A" One Family Residence District to "J" Parking District; and that deeds for the east 25 feet of Lots 29 and 30, Assessor's Plat 34, for street purposes be accepted. (501-521 Filley Street and 2613-2637 Taylor Street).

Motion carried by an 8 yea and 0 nay vote.



It was moved and supported that we recommend to the City Council that the petition by Lansing Ice and Fuel Company to rezone that part of Lots 1 and 2, west of NYCRR R/W, Block 23 Original Plat; that part of south 5 rods of Lot 3 and Lots 4 and 5, east of NYCRR R/W, Block 23 Original Plat; Lots 3 and 2, Elliott's Subd., (911 Center Street), from "H" Light Industrial District to "I" Heavy Industrial District, be not granted.

Motion Lost: 3 yeas, 5 nays.

After considerable discussion regarding the possibility and advisability of deed restrictions limiting the use of the property to bulk oil storage tanks, it was moved and supported that the petition be tabled for two weeks or until such time as proper deed restrictions can be prepared.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by General Motors Corporation to rezone property located in the City of Lansing, Ingham County, Michigan, described as: Block 184, Original Plat of Lansing, as recorded in the office of the Register of Deeds for Ingham County, Michigan, in Volume 7 of Deeds, pages 593 to 597, inclusive; except Lot 5 of said Block 184 (Block bounded by William Street, Pine Street, Olds Avenue and Sycamore Street) from "C" Two Family Residence District to "I" Heavy Industrial District be granted and that Lot 5, Block 184, also be rezoned from "C" Two Family Residence District to "I" Heavy Industrial District.

Commissioner Ridenour abstained from voting.

Motion carried by a 7 yeas, 0 nays vote.

It was moved and supported that we recommend to the City Council that the petition by Dr. H. L. Shade to rezone Lots 1 and 2, Block 23, Elmhurst Subd., (the S.W. corner of Kelsey and Logan Streets), from "B" One Family Residence District to "D-1" Professional Office District, be not granted, because the property is entirely surrounded by single family residences and can be so developed as has happened in the vicinity on Logan Street.

Motion carried by an 8 yeas and 0 nays vote.

It was reported that the 76 foot street right-of-way running south from Holmes Road in the 1000 block would not be vacated. Sam Clay, realtor, represented Lawtis Norman and Leon LeGrand and asked for permission to amend the petition to rezone beginning 240 feet west of the northwest corner of Lot 64, Supervisor's Plat of Burchfield Subd., thence south 150

feet, thence west 150 feet, thence north 150 feet, thence east 150 feet to beginning, (south side of Holmes Road, 1000 block), from "A" One Family Residence District to "E-2" Drive-In Shop District to include additional "F" Commercial and "J" Parking area to expand presently zoned commercial area.

It was moved and supported that the petition be amended to include (commencing at a point 250 feet south of the southerly edge of Holmes Road and 126 feet west of the east boundary line of property in question, thence southerly 500 feet, thence westerly 600 feet, thence northerly 100 feet, thence easterly 500 feet, thence northerly 400 feet, thence easterly 100 feet, to the point of beginning), to be "F" Commercial District and the balance of the property to be "J" Parking District. It was pointed out that part of this land has been deeded to the city for an alley and has been recorded.

It was then moved and supported that the petition be tabled for two weeks or until such time as a proper petition can be filed.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by Kay Investment Company, to rezone property commencing 563 feet east of center line of Clippert Street and 286.8 feet north of the north line of E. Michigan Avenue, thence east 349.8 feet, north 133 feet, west 349.8 feet, thence south 133 feet to point of beginning, (3165 East Michigan Avenue), from "A" One Family Residence District to "F" Commercial District, and commencing 852.8 feet east of the center line of Clippert Street and 286.8 feet north of the north line of east Michigan Avenue, thence east 27 feet, thence south 70 feet, thence west 27 feet, thence north 70 feet to point of beginning from "J" Parking District to "F" Commercial District be granted.

Commissioner Ridenour abstained from voting.

Motion carried by a 7 yeas and 0 nays vote.

Commissioner Fink was excused from the meeting.

It was moved and supported that we recommend to the City Council that the Plat of Holly Park No. 2 be approved.

Motion carried by a 7 yeas and 0 nays vote.

It was moved and supported that we recommend to the City Council that the Plat of Aero Head Manor be approved.

Commissioner Neller abstained from voting.

Motion carried by a 6 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition to vacate the alley from the rear of the Colonial Baptist Church south to Cooper Street be not granted.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition to vacate the alley in the south  $\frac{1}{2}$  of the block at the rear of Lots 7 to 12, McPherson Replat of Lots 16 through 45, McPherson Inverness Subd., be not granted, because there was no petition to vacate the north portion of the alley in this block and the alley may be needed to serve the commercially zoned property.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition to vacate the east 77 feet of the alley at the rear of 636 E. Michigan Avenue be not granted because there is no petition to vacate the balance of the alley to Larch Street and the alley is needed to serve the commercial establishments.

Motion carried by a 7 yea and 0 nay vote.

A letter of protest to making Pattengill Avenue a one-way street and a letter from the Community Services Council on their interest in Urban Renewal which had been referred to the Planning Board by the City Council was read and placed on file.

After considerable discussion as to the price to be placed on the new Master Plan, it was moved and supported that we recommend to the City Council that a price of \$3.50 per copy for those copies left for sale be established.

Motion carried by a 7 yea and 0 nay vote.

The Director reported that the report regarding the Central Business District Study has been received from the Public Service Board and the Traffic Board and that the report from the Board of Water and Light may be expected between 30 to 60 days and that consideration should be given this at the earliest possible moment. The Chairman announced that this matter will be taken up at a Committee of the Whole Meeting on March 16, 1961.

The meeting adjourned at 12:00 midnight.

VICTOR G. LEYRER,  
Secretary.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, March 16, 1961

March 16, 1961

City Hall

Lansing, Michigan

The special meeting was called to order by the Chairman, Max G. Stoakes, at 9:55 P.M., on March 16, 1961.

### ROLL CALL

Present—Commissioners Musselman, Mutz, Ridenour, Sinas, Stoakes—5.

Absent—Commissioners Fink, Miller, Neller—3.

It was moved and supported that the action of March 2, 1961, regarding the vacating of the alley at the rear of 636 E. Michigan Avenue be reconsidered.

Motion carried by a 5 yea and 0 nay vote.

A letter from the Lewis Fuel Company offering a deed for an alley to E. Michigan Avenue on Lot 4, Connard's Subd., was read and discussed.

It was moved and supported that the action of March 2, 1961, regarding the vacating of the alley at the rear of 636 E. Michigan Avenue be rescinded.

Motion carried by a 5 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition to vacate the east 77 feet of the alley at the rear of 636 E. Michigan Avenue be granted and that the deed for Lot 4, except the east 10 feet of the north 51.5 feet of Connard's Subd., for alley purposes be accepted.

Motion carried by a 5 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that that part of Lots 1 and 2 west of NYCRR R/W, Block 23, Original Plat; that part of south 5 rods of Lot 3 and Lots 4 and 5 east of NYCRR R/W, Block 23, Original Plat; Lots 3 and 2, Elliott's Subd. (911 Center Street), owned by Lansing Ice and Fuel Company, remain in its present zoning classification because the petition to rezone has been withdrawn.

Motion carried by a 5 yea and 0 nay vote.

The meeting adjourned at 10:15 P.M.

VICTOR G. LEYERER,  
Secretary.

B/C

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, April 6, 1961

City Hall

Lansing, Michigan.

The regular meeting of the Planning Board was called to order by the Chairman, Max G. Stoakes, at 7:30 p.m.

### ROLL CALL

Present: Commissioners Fink, Miller, Musselman, Mutz, Neller, Ridenour, Sinas, Stoakes (8).

Councilman. Belen (1) (Council Committee).

Absent: None.

The proceedings of the regular meeting of March 2, and the minutes of the special meeting of March 16, 1961, were approved.

Mr. E. R. Wickham appeared in favor of the rezoning of his property and that of his father from "A" One Family Residence to "H" Light Industrial District at 2506 and 2512 N. Grand River Avenue, stating that the property is no longer salable as residential property since property across Grand River Avenue has been zoned for commercial development and the property across the beltline track is zoned and used for light industrial purposes.

The matter was referred to the Zoning Committee.

A petition by Donald J. Dunn to rezone property at the S.E. corner of Pierce Road and Logan Street from "A" One Family Residence District to "F" Commercial and "J" Parking District was referred to the Zoning Committee.

Dr. Robert Goodman appeared in favor of the rezoning of his property at 3200 N. Grand River Avenue from "A" One Family Residence District to "C" Two Family Residence District, stating that he would like to add to the property to provide adequate office space for his dentist's office. He pointed out that this property had been zoned for multiple use in the township but that he had not bought the property until

after annexation when it had reverted back to "A" One Family Residence District.

The matter was referred to the Zoning Committee.

The petition by Clyde J. Olin to rezone property at 2720 N. East Street from "J" Parking District and "F" Commercial District to "E-2" Drive-In Shop District was referred to the Zoning Committee.

Francis N. Fine appeared in favor of his petition to rezone 9 lots in the 4300 block of N. Grand River Avenue from "A" One Family Residence District to "D-1" Professional Office District, pointing out that the three lots recently rezoned in this block have been committed to professional office use and the same use can and should be made of the remainder of the lots.

The matter was referred to the Zoning Committee.

A petition by Poxson Homes, Inc. to rezone property on both sides of the 3200 and 3300 blocks of S. Pennsylvania Avenue, from "A" One Family Residence District and "G" Business District to "D-1" Professional Office and "H" Light Industrial Districts, was referred to the Zoning Committee.

A petition by Kenrich, Inc. to rezone property at 2625 N. Grand River Ave. from "A" One Family Residence District to "H" Light Industrial District, was referred to the Zoning Committee.

A petition by Leo J. Merten and Zig Kowalski to rezone property in the 1300 block of E. Saginaw Street from "C" Two Family Residence District and "D-M" Multiple Dwelling District to "D-1" Professional Office District, was referred to the Zoning Committee.

John Eliasohn, Attorney for Anthony Nosal, appeared in favor of the petition



to rezone property at the N.W. corner of Pleasant Grove and Holmes Road, from "E-1" Drive-In Shop and "A" One Family Residence Districts to "F" Commercial and "J" Parking Districts, stating that it is the desire of the petitioner to add to the existing gas station and to remove the office building along Pleasant Grove Road and add it to the west end of the proposed gas station addition leaving approximately 39 feet of "J" Parking on the extreme west end of the property.

He stated that the petitioner checked with the Building Department and learned that he cannot add the office building to the gas station if the property is zoned "E-2" Drive-In Shop District and "D-1" Professional Office District, because of the rear yard requirements on "E-2" Drive-In Shop District, and it is therefore necessary to apply for "F" Commercial District.

The matter was referred to the Zoning Committee.

Mr. Hodz represented the petitioner for the rezoning of property in the 3400 block of Holmes Road from "A" One Family Residence District to "B" One Family Residence District, to permit construction of a church, he stated that the church had bought the entire 10 acres and desire to leave a part of this property zoned "A" One Family Residence District.

It was suggested to Mr. Hodz that he contact the Planning Department office to work out off-street parking in connection with the church and that consideration might be given to the parking being in the front of the church to insure its proper development.

The matter was referred to the Zoning Committee.

MESSRS. Albert C. Boyd, Jim Davis, Wm. Forgraves and Max Murningham all spoke in favor of the rezoning of property north of Miller Road, between Pennsylvania Avenue and Aurelius Road, urging that consideration be given to the rezoning of this property to "I" Heavy Industrial District rather than "H" Light Industrial District to avoid any question in the prospect's mind as to the use to which this property may be put. The desirability of deed restrictions and a buffer strip along Miller Road to protect the adjacent residential properties was discussed.

Mr. Forgrave stated that it was his intention to place deed restrictions on this property as it is ready for development.

Mr. Murningham pointed out that our present ordinance permits housing in "H" Light Industrial zoning and that since this property is served by railroad and is near the interstate highway that it should be protected for industrial use. The matter was referred to the Zoning Committee.

It was moved and supported, that we recommend to the City Council, that the petition by Herman Hale to rezone Lot 14, Block 3, Re-Sub of Blocks 17, 21, 22, and Lots 35 to 72 inclusive, Block 30, Elmhurst Sub., (2515 S. Logan Street), from "B" One Family Residence District to "C" Two Family Residence District, be not granted because a change in zoning would be spot zoning and detrimental to adjacent properties because all lots in this area are limited in size.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council that the petition by Gaspar Covelto to rezone the South 45 feet of the West 216 feet of Lot 1, Supervisor's Plat of Prosperity Farms No. 1, (4300 S. Logan Street), from "A" One family Residence District to "F" Commercial District be granted and that the balance of Lot 1, Supervisor's Plat of Prosperity Farms No. 1, be rezoned from "A" One Family Residence District to "J" Parking District, providing for a louvered fence on the North and West sides of the parking area and a curb along the North line.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council that the petition by Laurence Gorski to rezone Lot 8, Block 12, Park Heights, (1026 Sparrow Avenue), from "B" One Family Residence District to "F" Commercial District, be not granted because the property is in an entirely single family residence district across from an elementary school and a change in zoning would be spot zoning and detrimental to adjacent properties.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council that Lot 103, Addmore Park Subdivision, (514 Tisdale Street), owned by Jack Shanker, be rezoned from "B" One Family Residence District to "J" Parking District, instead of "G-2" Wholesale District, with screening to consist of a 4 foot continuous evergreen planting with a mature height of 5 foot 6 inches provided on the east property line.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council that the petition by Ralph Perna to rezone Lot 43, Assessor's Plat No. 15, (424 West Willow Street), from "B" One Family Resi-

dence District to "F" Commercial District, be not granted because the property is of insufficient size to permit expansion of the building and provide for adequate off-street parking.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council that the South 210 feet and the East 30 feet of the North 160 feet of the south 370 feet of property described as a parcel of land in the NW  $\frac{1}{4}$  of Section 4, City of Lansing, Ingham County, Michigan, beginning at a point in the center of Jolly Road, approximately 498 feet East of the NW corner of Section 4, running thence East 337 feet, thence South 420 feet, thence West to the center line of the Holmes Drain, thence Northerly along the center line of the Holmes Drain to point of beginning, (500 and 600 blocks of West Jolly Road, South Side), owned by Main Street Methodist Church, be rezoned from "A" One Family Residence District to "J" Parking District with a 4 foot continuous evergreen planting with a mature height of at least 5 feet 6 inches on the east and south lines of the property and that the balance of the north 160 feet of the south 370 feet of the property be rezoned from "A" One Family Residence District to "B" One Family Residence District because the property lies along a major thoroughfare and is bounded on the west by the Holmes drain and on the east by a proposed street.

Motion carried by a 6 yea and 1 nay vote.

It was moved and supported, that we recommend to the City Council, that the petition by Mrs. Nora Rashid and August J. Gustafik, to rezone Lot 7 and the south 30 feet of Lot 8, Westlawn Subdivision, (700 block of Cleo Street), from "B" One Family Residence District to "J" Parking District be granted because the proposed zoning and use is a logical extension of the present parking lot.

Motion carried by a 7 yea 0 nay vote.

Commissioner Sinas arrived.

It was moved and supported, that we recommend to the City Council that the property described as the South 200 feet of property described as the East 197.75 feet of the west 255.5 feet of the South 1,023 feet of the East  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Section 10, T3N, R2W, City of Lansing, Ingham County, Michigan, except the South 33.0 feet thereof, (S. Pennsylvania Avenue, near Eifert Road), owned by Ray S. Disbrow, be rezoned from "A" One Family Residence District to "G-2" Wholesale District, and the balance of the property

remain in its present zoning classification until a study of the compact immediate area can be made.

Motion carried by a 6 yea and 2 nay vote.

It was moved and supported, that we recommend to the City Council, that Lot 1 and the east 68.5 feet of Lots 2 and 3, Holmesdale Subd., (2909 and 2917 S. Washington Avenue), owned by Joseph Kutchev, be rezoned from "A" One Family Residence District to "J" Parking District, and that the balance of Lots 2 and 3, Holmesdale Subd., be rezoned from "A" One Family Residence District to "F" Commercial District.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the West 25 feet of Lots 15 and 16 of Battenfield Subd. No. 2 and the South 60 feet of Lot 16 of Battenfield Subd. No. 2, (N.E. corner of S. Pennsylvania Avenue and Willema Street), owned by Albert Z. Breen, be rezoned from "A" One Family Residence District to "J" Parking District, with screening to consist of a 4 foot continuous evergreen planting with a mature height of at least 5 feet 6 inches on the east line of the "J" Parking area, and that the balance of these lots be rezoned from "A" One Family Residence District to "F" Commercial District.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that property beginning at a point 240.0 feet South and 40.0 feet West of the N.W. corner of Lot 64, Supervisor's Plat of Burchfield Subd., thence South 750.0 feet parallel to the West line of Burchfield Subd., thence West 660.0 feet, thence North 110.0 feet, thence East 550.0 feet, thence North 640.0 feet, thence East 110.0 feet, to the point of beginning be rezoned from "A" One Family Residence District to "F" Commercial District; beginning at a point 200.0 feet South and 150.0 feet West of the N.W. corner of Lot 64, Supervisor's Plat of Burchfield Subd., thence South 680.0 feet, thence West 550.0 feet, thence South 110.0 feet, thence West 296 feet  $\pm$ , to the East line of Logan Street, thence North 653 feet  $\pm$ , along the East line of Logan Street to the South line of the alley, thence East 832 feet  $\pm$ , along the South line of the alley, thence North 137.0 feet, thence East 14.0 feet to the point of beginning, be rezoned from "A" One Family Residence District to "J" Parking District; beginning at a point 240.0 feet West and 17.0 feet South of the N.W. corner of Lot 64, Supervisor's Plat of Burchfield Subd., thence South 150.0 feet, thence West 74.0 feet, thence North 150.0 feet, thence East 74.0

feet to the point of beginning be rezoned from "A" One Family Residence District to "E-2" Drive-In Shop District; beginning at a point 314.0 feet West and 17.0 feet South of the N.W. corner of Lot 64, Supervisor's Plat of Burchfield Subd., thence South 150.0 feet, thence West 76.0 feet, thence North 150.0 feet, thence East 76.0 feet to the point of beginning be rezoned from "J" Parking District to "E-2" Drive-In Shop District; owned by Lawtis W. Norman and Leon L. LaGrande, (1000 Block W. Holmes Road).

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported that the following report regarding the use of property on Jolly Rd., known as Outlot D, Churchill Downs No. 3, by the Board of Water and Light for a well and pumping equipment be submitted to the City Council:

**Effect of such use upon the character of the neighborhood:**

The proposed structure would not be in harmony architecturally with the proposed single family residence development which would surround it both within the city limits as well as within the area which may be annexed to the city.

**Effect of such use upon Traffic Conditions:**

There would be no extra burden on traf-

fic conditions since the proposed use would generate very little, if any, traffic.

**Effect of such use upon Public Utility Facilities:**

There will be no excessive use of existing facilities and therefore will have no detrimental effect.

**Effect of such use upon other matters pertaining to the General Welfare:**

The market and assessed value of the surrounding properties may be adversely affected by the proposed use. On the other hand, it will assure an adequate water supply for this area under any conditions.

Commissioner Fink abstained from voting.

Motion carried by a 7 yea and 0 nay vote.

A petition to vacate the alley between High Street and New York Avenue, from Whyte Street North to the end of the alley, was referred to the Streets Committee.

The meeting adjourned at 10:15 p.m.

VICTOR G. LEYRER,  
Secretary.

B/C

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, May 4, 1961

City Hall

Lansing, Michigan

The regular meeting of the Planning Board was called to order by the Chairman, Max G. Stoakes, at 7:30 P.M.

### ROLL CALL

Present: Commissioners Musselman, Mutz, Neller, Ridenour, Sinas, Stoakes (6).

Councilmen Belen, Milks (2) (Council Committee)

Absent: Commissioners Fink, Miller (2).

The proceedings of the regular meeting of April 6, 1961, were approved.

Mr. James S. Clark appeared in favor of his petition to rezone property at 5414 S. Cedar Street from "A" One Family Residence District to "E-1" Drive-In Shop District, stating that there are no present plans for additions to the building but may be needed to negotiate a new lease or sale.

The matter was referred to the Zoning Committee.

Mr. A. R. Frantz appeared in favor of his petition to rezone property at 5249 N. Grand River Avenue from "A" One Family Residence District to "F" Commercial, "J" Parking, and "E-2" Drive-In Shop Districts, to permit building a shopping center. He pointed out that sewer is available to six lots at the extreme south end of his property which he intends to plat for residential purposes.

The matter was referred to the Zoning Committee.

A petition by Gust Sepeter to rezone property at 4415 S. Cedar Street from "A" One Family Residence District to "H" Light Industrial District was referred to the Zoning Committee.

Dorr Granger, John Dietrich, together with their agent Gerald Blanchard, appeared in front of the Board in favor of their petition to rezone property in the 1100-1400 blocks of Holmes Road, on the north side, from "A" One Family Residence District to "F" Commercial District. They pointed out that there would be three entrances to the property from Logan St. and that adequate off-street parking would be provided, also that a number of leases for the proposed shopping center have already been filed.

The matter was referred to the Zoning Committee.

Frank W. Moore appeared in favor of the rezoning of his property at 2600 North Grand Avenue from "A" One Family Residence District to "E-2" Drive-In Shop District, stating that this change in zoning was necessary because of the possibility of a change in the highway at this location and the possible necessity of moving the gas station.

The matter was referred to the Zoning Committee.

Sherwood Berman, representing the Wolverine Oil Company, appeared in favor of their petition to rezone the property at the northwest corner of S. Pennsylvania Avenue and S. Cedar Street, from "A" One Family Residence District to "F" Commercial District. He stated that the proposed use of the property would be a motel-restaurant and that the buildings would probably extend from east to west, and that the east 35 feet to 40 feet could be devoted to off-street parking. He also stated that there would be additional off-street parking but that this area could not be determined until the building area had been determined. He was advised to contact the Planning Department to work out off-street parking details.

The matter was referred to the Zoning Committee.

Mrs. Victor Grant appeared in favor of her petition to rezone a vacant lot in the



1100 block of E. Willemma Street from "A" One Family Residence District to "C" Two Family Residence District and stated that the property directly across the street is occupied as a two family unit.

The matter was referred to the Zoning Committee.

Mr. Richard Scroggins represented the Shell Oil Company spoke in favor of the rezoning of property at 617, 619, 621 and 623 W. Saginaw Street from "D" Apartment District to "E-2" Drive-In Shop District. He pointed out the commercial uses in the area. Mr. Arthur Gray one of the petitioners stated that they were not certain at this time whether or not that they were favorable to this rezoning.

The matter was referred to the Zoning Committee.

Mr. Donald Fox appeared in favor of his petition to rezone property at 329, 333 and 335 S. Butler Blvd. from "C" Two Family Residence District to "F" Commercial and "J" Parking Districts, stating that this rezoning would provide an area for adequate off-street parking and loading and unloading areas and that the house on this property would have to remain for a three year period due to present lease arrangements. He also showed plans for expanding store buildings and off-street parking.

The matter was referred to the Zoning Committee.

A petition to rezone property at 525 and 535 S. Capitol Avenue and 116 to 122 W. Hillsdale Street from "D" Apartment District to "F" Commercial District was referred to the Zoning Committee.

Mr. LeRoy Froh, 2222 Coolidge, asked to be heard in connection with a petition to rezone property at 2506-2512 N. Grand River Avenue from "A" One Family Residence District to "H" Light Industrial District. He pointed out that the area on the south side of Grand River Avenue from the Belt Line Tracks to 300 feet beyond the rear of the properties on the west side of Coolidge Street is all zoned and occupied residentially and that the residential character of this area should be preserved. He referred to a plan established a number of years ago setting up a 200 foot residential buffer strip along the north side of North Grand River Avenue to protect the residential properties on the south side of Grand River Avenue and stated that it is his feeling that this buffer strip should be maintained and this plan followed. Messrs. W. R. Campbell, 2321 Coolidge; Maynard R. Gould, 2304 Coolidge; Donald Powers, 2312 Coolidge; Martin B. Kies, 2200 Coolidge; Arnold J. Knudsen, 2127 Coolidge; supported Mr. Froh's remarks. Mr. Wickham stated that the properties at 2506-12 N. Grand River Avenue are no longer suitable for residential properties and pointed

out the commercial zoning and use of property to the west and south of his property.

It was suggested that Mr. Wickham and Mr. Froh discuss this matter and the matter was referred back to the Zoning Committee for another 30 days.

It was moved and supported that we recommend to the City Council that the petition by Donald J. Dunn to rezone Lot 22, Sonnenberg's  $\frac{1}{2}$  Acre, (S.E. corner of Pierce Road and Logan Street), from "A" One Family Residence District to "F" Commercial and "J" Parking Districts be not granted because the property is in a single family residence district and a change in zoning would be spot zoning and detrimental to the adjoining residential properties.

Motion carried by a 6 yea and 0 Nay vote.

It was moved and supported, that we recommend to the City Council that the petition by Doctor Robert Goodman to rezone Lot 26, Plat of Westwood Subdivision, Number 1, of a part of SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Section 5, T4N, R2W, Ingham County, Michigan, (3200 N. Grand River), from "A" One Family Residence District to "C" Two Family Residence District, be not granted because the property is in an entirely single family residence district and the extension of a non-conforming use would be detrimental to the character of the neighborhood.

Motion carried by a 6 yea and 0 nay vote:

It was moved and supported that we recommend to the City Council that the petition by Clyde J. Olin to rezone the west 20 feet of the east 40 feet of Lot 57, 58, and 59, Bates-Jackson Subdivision, (2720 North East Street), from "J" Parking District to "E-2" Drive-In Shop District (and the remainder of Lots 57, 58, and 59, except the east 20 feet of these lots), from "F" Commercial District to "E-2" Drive-In Shop District be granted because it would be a logical extension of an existing commercial area.

Motion carried by a 6 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the petition by Francis N. Fine to rezone Lots 88 through 96 Northwestern Subdivision No. 3, Ingham County, Lansing, Michigan (4300 Block N. Grand River Avenue), from "A" One Family Residence District to "D-1" Professional Office District, be granted because the requested zoning is a logical use of this property facing a buffered industrial district.

Motion carried by a 6 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the south 64 feet of Lot 20, and all of Lots 14

through 19, Walter Neller Professional and Business Mart, (3200 and 3300 Block S. Pennsylvania Avenue) be rezoned from "A" One Family Residence District to "D-1" Professional Office District; and that Lots 6 through 10, Walter Neller Professional and Business Mart, except the west 50 feet thereof, be rezoned from "G" Business District to "H" Light Industrial District; and that the west 50 feet of these lots be rezoned from "G" Business District to "J" Parking District; and that Lots 11, 12, and 13, Walter Neller Professional and Business Mart, remain in its present zoning classification.

Commissioner Neller abstained from voting.

Motion lost by a 5 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the petition by Kenrich Incorp. to rezone part of the east 20 acres of the west  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  lying between Grand River and US Highway No. 16, Section 5, T4N, R2W, Lansing Township, Ingham County, Michigan, described as beginning at a point on the east  $\frac{1}{4}$  line of the SE  $\frac{1}{4}$  of Section 5, said point being 121 feet south of the center line of Grand River Avenue, thence south 80° 59' W. 160 feet, thence south 62° 35' 30" west 565.44 feet along the southerly line of the Lansing Manufacturer's RR to the west line of the east 20 acres, thence south 329.1 feet parallel with the  $\frac{1}{4}$  line of the bank of Grand River, thence southeasterly 996.5 feet along Grand River to the  $\frac{1}{4}$  line, thence north 1,360.96 feet along the  $\frac{1}{4}$  line to the point of beginning except a 200 foot strip along the river from "A" One Family Residence District to "H" Light Industrial District be granted (2625 N. Grand River Avenue), and that the 200 foot strip along the river remain in "A" One Family Residence District to protect the residential area across the river because the proposed as well as existing use is a logical use of this property lying between Logan Street extended and the Belt Line Tracks.

Motion carried by a 6 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Leo H. Merten and Zig Kowalski to rezone Lot 1, Jones and Porters Addition, (1300 block of E. Saginaw Street), from "D-M" Multiple Dwelling District to "D-1" Professional Office District be granted; and Lots 2, 3, and 4, Jones and Porter's Addition from "C" Two Family Residence District to "D-1" Professional Office District be granted; and that Lots 5 to 11, Jones and Porter's Addition also be rezoned from "C" Two Family Residence District to "D-1" Professional Office District because the proposed zoning is a logical zoning in this area.

Motion carried by a 6 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Anthony Nosal to rezone Lots 361, Pleasant Grove Sub. No. 1 from "E-1" Drive-In Shop District to "F" Commercial and the south 90 feet of Lots 362 and 363 Pleasant Grove Sub. No. 1 from "A" One Family Residence District to "F" Commercial District (2200-2208 W. Holmes Road) be not granted because there is adequate area for "F" Commercial expansion in the petitioner's shopping center to the south and because expansion of the "E-2" Drive-In Shop District should not occur so long as a primary school exists on this corner because of safety reasons.

Motion lost by a 4 yea and 2 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Florence Taege to rezone property commencing at a point 330 feet west of the southeast corner of the west  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 30, T4N, R2W, Lansing Township, Ingham County, Michigan (3400 block of Holmes Road), thence west 300 feet, thence north 538 feet, thence east 300 feet, thence south 538 feet to point of beginning—being 3.7 acres of land more or less, from "A" One Family Residence District to "B" One Family Residence District be granted; and property commencing at a point 330 feet west of and 538 feet north of the S.E. corner of the west  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 30, T4N, R2W, thence west 300 feet, thence north 170 feet, thence east 300 feet, thence south 170 feet to the point of beginning be rezoned from "A" One Family Residence District to "J" Parking District since there will be no harm to existing residential uses and Holmes Road is a projected four lane thoroughfare.

Lost by a 5 yea and 1 nay vote.

Mr. J. Revell Hopkins and Carl E. Throop spoke for the rezoning of their property in the 5900 block of S. Cedar St.

It was moved and supported that the petition by Carl E. Throop and J. Revell Hopkins to rezone property in the 5900 block of S. Cedar Street from "A" One Family Residence District to "F" Commercial District be tabled for 30 days.

Motion carried.

It was moved and supported that we recommend to the City Council, that the south 267 feet of that part of the east 100 acres of the SW  $\frac{1}{4}$  of Section 3, T3N, R2W, City of Lansing, lying east of the west 357.75 feet east of the center line of Pennsylvania Avenue, lying north of Miller Road except the east 50 feet thereof and except commencing at a point 50 feet west of the south  $\frac{1}{4}$  post of said Section 3, thence north 0° 18' west 253 feet parallel with the north

and south  $\frac{1}{4}$  line, thence west 239 feet parallel with the section line to the center of the creek, thence south  $21^{\circ} 16'$  west 272.4 feet along the center line of the creek, thence east 339 feet to the point of beginning, also the south 267 feet of the SE  $\frac{1}{4}$  of said Section 3, except the east 264 feet of the west 627 feet thereof and except a parcel beginning 977.3 feet west of the SE corner of said Section 3, thence north 200 feet, thence west 185 feet, thence south 200 feet, thence east 185 feet to the point of beginning and except the east 33 feet of the SE  $\frac{1}{4}$  of said Section 3 be rezoned from "A" One Family Residence District to "D-M" Multiple Dwelling District; and that the north 500 feet of the south 767 feet of that part of the east 100 acres of the SW  $\frac{1}{4}$  of Section 3, T3N, R2W, City of Lansing, lying east of the west 357.75 feet east of the centerline of Pennsylvania Avenue, lying north of Miller Road except the east 50 feet thereof, also the east 500 feet of the west 857.75 feet of that part of the east 100 acres of the SW  $\frac{1}{4}$  of Section 3, T3N, R2W, City of Lansing, lying east of the centerline of Pennsylvania Avenue north of the south 767 feet lying north of Miller Road except the north 100 feet, also the north 500 feet of the south 767 feet lying north of Miller Road of the SE  $\frac{1}{4}$  of said Section 3, except the east 33 feet thereof, and except commencing 300 feet north and 363 feet east of the south  $\frac{1}{4}$  post of said Section 3, thence north 30 feet, thence east 264 feet, thence south 30 feet, thence west 264 feet to the point of beginning, be rezoned from "A" One Family Residence District to "H" Light Industrial District; and that that part of the east 100 acres of the SW  $\frac{1}{4}$  of Section 3, T3N, R2W, City of Lansing, lying east of Pennsylvania Avenue and lying north of a line 767 feet north of Miller Road except the east 50 feet thereof and except the north 100 feet thereof, also that part of the SE  $\frac{1}{4}$  and the south 40 acres of the NE  $\frac{1}{4}$  of said Section 3, lying north of a line 767 feet north of Miller Road, except the Michigan Central Railroad Right-of-way, and except a strip 165 feet wide lying west of, and adjacent to the MCRR, and except the portion of the east  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  lying east of the MCRR and south of the center of Mud Lake Drain, and except the east 33 feet of the SE  $\frac{1}{4}$  and the east 33 feet of the south 40 acres of the NE  $\frac{1}{4}$  of said Section 3, and except the west 100 feet of the south 40 acres of the NE  $\frac{1}{4}$  of said Section 3, and except the west 100 feet of the north 100 feet of the SE  $\frac{1}{4}$  of said Section 3, be rezoned from "A" One Family Residence District to "I" Heavy Industrial District, (north of Miller Road between S. Pennsylvania Avenue and Aurelius Road).

Motion carried by a 6 yea and 0 nay vote.

It was moved and supported that the Tentative Plat of Virginia Village be tentatively approved with no final approval until water and sewer are provided, and Palmetta Street extended to the east.

Motion carried by a 6 yea and 0 nay vote.

It was moved and supported that the tentative Plat of Marscott Meadows be tentatively approved subject to redesign of the south end of the Plat to meet with express way demands with no final approval until water and sewers are provided, the reason for the redesign of the south end of the Plat being to provide additional depth to the lots backing up to the expressway to alleviate some of the adverse effect of the I-96 Expressway.

Motion carried by a 6 yea and 0 nay vote.

It was moved and supported that the petition to vacate the alley north of Whyte Street be tabled for thirty days.

Motion carried.

It was moved and supported that we recommend to the City Council, that negotiations be started to open the alley back of the bowling alley on West Saginaw Street to Cawood Street, if it can be opened without public expense.

Motion carried by a 6 yea and 0 nay vote.

A petition to change the name of east and west S. North Road was referred to the Streets Committee.

It was moved and supported that we recommend to the City Council that the report of the Lansing Downtown Development Council entitled, "Lansing Central Business District Study," be endorsed in principle subject to the following suggestions:

1. That buses be eliminated from Washington Avenue when the mall is established.
2. That the connection between S. Washington Avenue and Cedar Street north of Mt. Hope Avenue be eliminated.
3. That eventual closing of Ionia and Washtenaw Streets and Michigan Avenue at Washington Avenue, be considered when the mall is established.

And that the Plan be implemented at the earliest possible date. This recommendation is based on the review of the study together with the suggestions of the Public Service Board, Traffic Board, and Board of Water and Light, in relation to the Master Plan for the City of Lansing.

Motion carried by a 6 yea and 0 nay vote.

It was moved and supported that we concur in the recommendation of the East Lansing Planning Commission relative to their recommendation for the rezoning of the recently annexed area.

Motion carried.

A copy of a letter from James B. Rathbun to Councilman Malcolm Milks and copy of Councilman Milk's reply regarding assessments were read and placed on file.

A letter of appreciation for the Board's consideration during his employment in the Planning Department was received from Dale J. Beck and placed on file.

The matter of a public hearing on revision of the Master Plan, principally in the North School District, was discussed. It was agreed that a Public Hearing should be held at the earliest convenient date.

The meeting adjourned at 12:05 A.M.

VICTOR G. LEYER,  
Secretary.



# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, June 1, 1961

June 1, 1961

City Hall

Lansing, Michigan

The regular meeting of the Planning Board was called to order by the Chairman, Max G. Stoakes, at 7:30 P.M.

### ROLL CALL

Present: Commissioners Fink, Miller, Musselman, Mutz, Ridenour, Sinas, Stoakes (7).

Councilmen Belen, Baryames (2) (Council Committee).

Absent: Commissioner Neller (1).

The proceedings of the regular meeting of May 4, 1961, were approved.

A petition by Joseph Daum to rezone property at 5232 Aurelius Road from "A" One Family Residence District to "I" Heavy Industrial District was referred to the Zoning Committee.

A petition by Charles Coscarelli to rezone property in the 400 block of Rockford Road from "B" One Family Residence District to "D-1" Professional Office District was referred to the Zoning Committee.

Mrs. Irene E. Palminter appeared before the Board in favor of her petition to rezone property at 1125 Edward Street from "B" One Family Residence District to "C" Two Family Residence District, stated that she is a widow and has a 9 room house and desires to rent a part of the house to a friend and that they would prefer separate units and separate entrances.

The matter was referred to the Zoning Committee.

Miss Possarelli appeared before the Board in favor of her father's petition to rezone property at 1020 E. High Street from "B" One Family Residence District to "C" Two Family Residence District, stating that an addition had been added to the house for living quarters for herself and that they desire to install plumbing for a kitchen to

provide separate living quarters for her. She pointed out that there are other two family dwellings in this area.

The matter was referred to the Zoning Committee.

A petition by owners of property at 2001 and 2005 N. East Street to rezone property from "A" One Family Residence District to "F" Commercial District was referred to the Zoning Committee.

Mr. Henry Fischer, Attorney, representing Leo McParland in the petition for rezoning of property in the 4100 block of N. Grand River Avenue from "A" One Family Residence District to "D-1" Professional Office District, stated that this property has been zoned as such while in the township and that a Doctor is desirous of using this property for his offices. He pointed out that the location of the property may cause some difficulty in obtaining financing for a residence. He urged that definite action on this petition be taken at the earliest possible time.

The matter was referred to the Zoning Committee.

A petition by Andrew and Virginia Spadafore to rezone property at the Southwest corner of Kalamazoo and Clemens Street from "B" One Family Residence District to "F" Commercial District was referred to the Zoning Committee.

It was moved and supported that we recommend to the City Council that Lots 11, 12, and 13, Walter Neller's Professional and Business Mart, (3300 block S. Pennsylvania Avenue), be rezoned from "A" One Family Residence District to "D-1" Professional Office District.

Motion carried by a 6 yeas and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by James S. Clark to rezone property

commencing 303.5 feet west and 198 feet south of north  $\frac{1}{4}$  post of southeast  $\frac{1}{4}$  Section 4, thence south 237 feet east to west line U.S. Highway 127, northwesterly along said highway to point east of beginning, west to beginning, Section 4, T3N, R2W, (5414 S. Cedar Street), from "A" One Family Residence District to "E-1" Drive-In Shop District be granted because the present non-conforming, as well as the proposed use, is the logical use of this property.

Motion carried by a 6 yea and 0 nay vote.

It was moved and supported that the petition by A. R. Frantz to rezone property beginning at a point 50.0 feet east and 2,030.0 feet north of the west  $\frac{1}{4}$  corner Section 6, T4N, R2W, City of Lansing, Ingham County, Michigan, thence north 200.0 feet, thence east 530.0 feet, thence south 200.0 feet, thence west 530.0 feet to the point of beginning from "A" One Family Residence District to "F" Commercial District; beginning at a point 50.0 feet east and 2,230.0 feet north of the west  $\frac{1}{4}$  corner of Section 6, T4N, R2W, City of Lansing, Ingham County, Michigan, thence north 280 feet  $\pm$ , thence east 145 feet  $\pm$ , thence northeast along a line perpendicular to Grand River Avenue 100 feet  $\pm$ , to the south line of Grand River Avenue, thence southeast along the south line of Grand River Avenue 375 feet  $\pm$ , thence south 240 feet  $\pm$ , thence west 530.0 feet to the point of beginning from "A" One Family Residence District to "J" Parking District; beginning at a point 50.0 feet east and 2,510 feet  $\pm$  north of the west  $\frac{1}{4}$  corner of Section 6, T4N, R2W, City of Lansing, Ingham County, Michigan, thence north 140.0 feet to the north section line, thence east along the north section line 60 feet  $\pm$  to the south line of Grand River Avenue, thence southeast along the south line of Grand River Ave. 130.0 feet, thence southwest along a line perpendicular to Grand River Avenue 100 feet  $\pm$ , thence west 145 feet  $\pm$  to the point of beginning from "A" One Family Residence District to "E-2" Drive-In Shop District, (5249 N. Grand River Avenue), be tabled until sewer is available in this area.

Motion carried .

It was moved and supported that we recommend to the City Council that the petition by Gust Sepeter to rezone Lot 9 and 10, Orchard Gardens Subdivision of part of the northeast  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$ , Section 33, T4N, Township of Lansing, Ingham County, Michigan, (4415 S. Cedar St.), from "A" One Family Residence District to "H" Light Industrial District be not granted because the property is in an entirely single family district and spot zoning of this lot for industrial purposes would be harmful to the surrounding residential areas.

Motion carried by a 6 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Frank W. Moore to rezone Lot 11, Supervisor's Plat Diehm Farms, (2600 N. Grand River Avenue), from "A" One Family Residence District to "E-2" Drive-In Shop District be granted because the requested zoning is a logical zoning in this area which is already commercially developed.

Motion carried by a 6 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Wolverine Oil Corp. to rezone property beginning at a point 142 feet west and 120 feet north 27° 38' west of the southeast corner of the southwest  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of Section 10, T3N, R2W, Township of Delhi, thence north 27° 38' west 300 feet parallel with center line of U.S. Trunk Highway 127, thence north 62° 22' east 312.5 feet to the west right-of-way of Pennsylvania Avenue, thence south 17.25 feet parallel with said right-of-way, thence south 7° 55' west 350.6 feet parallel with said right-of-way, thence south 62° 22' west 100 feet to the point of beginning, Township of Delhi, Ingham County, from "A" One Family Residence District to "F" Commercial District be granted except the east 40 feet of the north 300 feet and that the east 40 feet of the north 300 feet of this property be rezoned from "A" One Family Residence District to "J" Parking District, (northwest corner of Pennsylvania and S. Cedar Street, since the property will be surrounded by highways and ramps for a major interchange with I-96 highway.

Motion carried by a 6 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Mrs. Victor Grant to rezone Lot 20 of Battenfield Subd. No. 2, (1100 block E. Willemma Street), from "A" One Family Residence District to "C" Two Family Residence District, be not granted because the requested zoning would be spot zoning in an entirely single family residence district and would be detrimental to the surrounding properties.

Motion carried by a 6 yea and 0 nay vote.

It was moved and supported that the petition by Catherine Thornton and Arthur Gray to rezone Lot 8 and the north 20 feet of Lot 7, Block 59, (617, 619, 621 and 623 W. Saginaw Street), from "D" Apartment District to "E-2" Drive-In Shop District be tabled for 30 days.

Motion carried.

Commissioner Ridenour arrived.

It was moved and supported we recommend to the City Council that the petition by Donald R. Fox to rezone the west 66 feet of Lot 13, Block 3, Bush, Butler and Sparrow's Addition, (329, 333, and 335 S. Butler), from "C" Two Family Residence District to "F" Commercial District and the south 3 rods of Lot 12, Block 3, Bush Butler and Sparrow's Addition from "C" Two Family Residence District to "J" Parking District be granted to permit the improvement of a present non-conforming use in this area.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that Lots 7 and 8, Block 149 (525 to 535 S. Capitol Avenue and 116-122 W. Hillsdale), be rezoned from "D" Apartment District to "D-1" Professional Office District since the majority of these properties are now used for uses permitted in "D-1" Professional Office District and the property faces the new motel on the west side of the street.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the property owned by Ernest and Lillian Wickham commencing at a point 100 feet north of the southeast corner of Lot 11, James M. Turner's Subdivision, thence north to the south line of the Lansing Manufacturer's Railway right-of-way, thence southwesterly along the Railway right-of-way to the west line of Lot 11 at a point 186.48 feet north of the southwest corner of Lot 11, thence south 56° 54' east 110 feet, thence southwesterly at right angles with the centerline of N. Grand River Avenue to a point 20 feet north of the north line of N. Grand River Avenue, thence easterly to point of beginning be rezoned from "A" One Family Residence District to "H" Light Industrial District; and that property beginning at the southeast corner of Lot 11, James M. Turner's Subd., thence north 100 feet, thence westerly to a point 20 feet north of the north line of N. Grand River Avenue on a line projected from the southwest corner of Lot 11, at right angles with the centerline of N. Grand River Avenue, thence southwesterly to a point 50 feet at right angles from the center line of North Grand River Avenue, and 16.7 feet southeasterly from a point on the west line of Lot 11, 7.15 feet north of the southwest corner, thence northwesterly 16.7 feet to a point 7.15 feet north of the southwest corner of Lot 11, thence south to the southwest corner of Lot 11, thence southeasterly to the point of beginning, (2506 and 2512 N. Grand River Ave., be rezoned from "A" One Family Residence District to "J" Parking District.

Commissioner Musselman abstained.

Motion carried by a 6 yea and 0 nay vote.

Commissioner Miller was excused from the meeting.

It was moved and supported that we recommend to the City Council that property commencing a point 43 feet southwesterly at right angles to the centerline of S. Cedar Street from a point on the centerline of S. Cedar Street 1,003.7 feet southeasterly of the intersection of the centerline of S. Cedar Street with the east and west  $\frac{1}{4}$  line of Section 10, T3N, R2W, thence southwesterly at right angles to the centerline of S. Cedar Street 50 feet, thence southeasterly parallel with the centerline of S. Cedar Street 260 feet, thence northeasterly at right angles with the centerline of S. Cedar Street 50 feet, thence northwesterly 260 feet to point of beginning and commencing at a point 493 feet southwesterly at right angles to the centerline of S. Cedar Street from a point on the centerline of S. Cedar Street 1,003.7 feet southeasterly of the intersection of the centerline of S. Cedar Street with the east and west  $\frac{1}{4}$  line of Section 10, T3N, R2W, thence southwesterly at right angles to the centerline of S. Cedar Street 50 feet, thence southeasterly parallel with the centerline of S. Cedar Street to the north line of Just-A-Mere Subdivision, thence west to a point on the north line of Just-A-Mere Subdivision 543 feet from and at right angles to the centerline of S. Cedar Street, thence northwesterly parallel with the centerline of S. Cedar Street to a point 50 feet southwesterly of the point of beginning, thence northeasterly 50 feet to point of beginning be rezoned from "A" One Family Residence District to "J" Parking District; and that property commencing at a point 93 feet southwesterly at right angles to the centerline of S. Cedar Street from a point on the centerline of S. Cedar Street 1,003.7 feet southeasterly of the intersection of the centerline of S. Cedar Street with the east and west  $\frac{1}{4}$  line of Section 10, T3N, R2W, thence southwesterly at right angles to the centerline of S. Cedar Street 400 feet, thence southeasterly parallel with the centerline of S. Cedar Street to the north line of Just-A-Mere Subdivision, thence east on the north line of Just-A-Mere Subdivision to a point 416 feet from and at right angles to the centerline of S. Cedar Street, thence northeasterly at right angles with the centerline of South Cedar Street to a point 93 feet southwesterly of the centerline of S. Cedar Street, thence northwesterly 260 feet to point of beginning, (5900 block S. Cedar Street), be rezoned from "A" One Family Residence District to "F" Commercial District, owned by Carl E. Throop and J. Revell Hopkins.

Motion carried by a 6 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the property owned by Dorr Granger and John Dietrich beginning at a point 50 feet west and 33 feet north of the southeast  $\frac{1}{4}$  post of Section 29, T4N, R2W, thence north 200 feet, thence west 150 feet, thence south

200 feet, thence east 150 feet to point of beginning, and beginning at a point 133 feet north and 130 feet east of the southwest  $\frac{1}{4}$  post of Section 29, T4N, R2W, thence north 100 feet, thence east 155 feet, thence south 100 feet, thence west 155 feet to point of beginning be rezoned from "A" One Family Residence District to "F" Commercial District; and that property beginning 200 feet west and 33 feet north of southeast  $\frac{1}{8}$  post of Section 29, T4N, R2W, thence north 200 feet, thence west to a point 233 feet north and 285 feet east of the southwest  $\frac{1}{4}$  post of Section 29, T4N, R2W, thence south 100 feet, thence west 155 feet, thence north 100 feet, thence west 130 feet, thence south 200 feet, thence east to point of beginning, (1100-1400 blocks of Holmes Road), be rezoned from "A" One Family Residence District to "J" Parking District.

Motion carried by a 6 yea and 0 nay vote.

A letter from Gerald Baker regarding property which may be required for an alley on the east side of the 100 block of S. Washington Avenue was read and referred to the Streets Committee.

It was moved and supported that we recommend to the City Council that the Plat of Frandora Hills Subd. be approved.

Motion carried by a 6 yea and 0 nay vote.

It was moved and supported that the Tentative Plat of Penway Subd. No. 4 be tentatively approved.

Motion carried by a 6 yea and 0 nay vote.

It was moved and supported that the Tentative Plat of Waverly Heights No. 7 Subd., be tentatively approved provided the developer pays for the full cost of improvements in the street adjacent to the exception and that right-of-way be obtained from Michael Magnatto.

Motion carried by a 6 yea and 0 nay vote.

It was moved and supported that the Tentative Plat of Washington Square Subd. be tentatively approved subject to Outlot A and B and extension of Cavanaugh Road be included.

Motion carried by a 6 yea and 0 nay vote.

It was moved and supported that the Tentative Plat of Sunny Ridge Subd. be tentatively approved.

Motion carried by a 6 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition to vacate the alley north of Whyte St. between High St. and New York Ave. be granted.

Motion carried by a 5 yea and 1 nay vote.

It was moved and supported that the matter of a change of name for East and West S. North Road be tabled for 30 days.

Motion carried.

It was moved and supported that the annual dues to the Michigan Society of Planning Officials be paid.

Motion carried by a 6 yea and 0 nay vote.

Chairman Stoakes announced that the hearing on the Master Plan Revision will be held at 7:30 P.M. on June 15, 1961, in the Municipal Court Room, and a review of the Highway Department's Program of Thoroughfares for Lansing, will be held at 8:30 P.M. of the same date.

The meeting adjourned at 11:15 P.M.

VICTOR G. LEYERER,  
Secretary.



# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, June 15, 1961

June 15, 1961  
City Hall  
Lansing, Michigan

The Special Meeting for the Public Hearing on the Revision of the Master Plan and a review of the Highway Department's Program of Thoroughfares for Lansing, was called to order by the Vice Chairman, Walter Neller, at 7:30 p.m., on June 15, 1961, in the Municipal Court Room.

### ROLL CALL

Present: Commissioners Fink, Musselman, Mutz, Neller, Ridenour—5.

Absent: Commissioners Miller, Sinas, Stoakes—3.

Vice Chairman Neller opened the meeting by explaining the purpose of the hearing as required by the Charter.

The Director defined the additional area covered by the Revision in the Master Plan and explained changes in the affected areas.

During a short recess those persons present inspected the map and the areas of change were pointed out to them. There were no comments from the audience.

Vice Chairman Neller then declared the hearing closed.

Mr. Robert Van Hoef and Mr. Richard Lilley from the Planning Division of the State Highway Department, explained in considerable detail their suggested "Lansing Area Trunk-Line Plan" and presented a suggested resolution to the Planning Board for adoption at this meeting.

It was then moved and supported, that the following resolution be submitted to the Planning Division of the State Highway Department, and that a copy of this resolution be sent to the Mayor and Members of the City Council:

Whereas: The City of Lansing has a (recognized) Planning Board (duly constituted according to existing planning enabling legislation), which Planning Board has been given the responsibility for the preparation of a Master Plan for the city, and;

Whereas: The Planning Board, in pursuance of this delegated responsibility, has caused to be made detailed and comprehensive studies of existing conditions and development trends, and on the basis of the studies, made projections of the future development of the community, part or parts of which have been adopted as elements of a Master Plan of community development, and;

Whereas: The Planning Division of the Office of Planning of the Michigan State Highway Department in cooperation with local planners, has been delegated the responsibility of preparing a trunkline plan, which plan represents the level of agreement which has been reached on long-range planning objectives, and;

Whereas: The City Planning Board and representatives of the Planning Division, through cooperative study, have prepared such a trunkline plan, now;

Therefore, Be It Resolved: That the plan entitled "Lansing Area Trunkline Plan" as presented, is generally consistent and compatible with the planning and development objectives of the City of Lansing, and;

Be It Further Resolved: That it is deemed desirable that the west end of the proposed Oakland One Way Street stay as close to the rear of the commercial properties on the north side of Saginaw Street as possible, and;

Be It Further Resolved: That prior to any final determination for the solution of the Logan Street axis, both the Michigan State Highway Department and the City of Lansing will review jointly the various proposals in search of the most effective and compatible solution to this problem, and;

Be It Further Resolved: That the remainder of the said trunkline plan as cooperatively developed and presented herewith be approved for presentation to the State Highway Department for programming.

Motion carried by a 5 yea and 0 nay vote.

The meeting adjourned at 11:30 p.m.

VICTOR G. LEYRER,  
Secretary.

\$10,000.00 par value Consolidated Natural Gas Co. 4¼% debentures dated May 1, 1961 maturing May 1, 1986 at 100.73% of par to yield 4.7% from Merrill Lynch, Pierce, Fenner & Smith, same being "triple A" rated by Moody.

By Trustee Bowerman—

Resolved by the Board of Trustees of the City of Lansing Employees' Retirement System that the Secretary is hereby authorized and directed to purchase \$60,000.00 par value American Telephone and Telegraph 4¼% debentures dated June 1, 1961, maturing June 1, 1998 at 101.225% of par, to yield 4.68%, \$50,000.00 from the First of Michigan Corporation and \$10,000.00 from Halsey, Stuart & Co. for July 3, 1961 payment, said bonds being "triple A" rated by Moody and have a 10 year non-refundable provision. This resolution to confirm purchase previously made by the Secretary after informal approval by a majority of the Board of Trustees.

Adopted by the following vote:

Yeas: Bowerman, Kline, Peck, Shassberger, Thornton, Wacker, Wilcox—7.

Nays: None.

By Trustee Thornton—

Resolved by the Board of Trustees of the City of Lansing Employees' Retirement

System that the present 50% limit on investment in "triple A" Moody rated corporate bonds be raised to not to exceed 55%.

Adopted by the following vote:

Yeas: Kline, Peck, Shassberger, Thornton, Wacker, Wilcox—6.

Nays: Bowerman—1.

By Trustee Peck—

Resolved by the Board of Trustees of the City of Lansing Employees' Retirement System that the Secretary is hereby authorized and directed to purchase \$50,000.00 par value Consolidated Natural Gas Co. 4¼% debentures dated May 1, 1961 maturing May 1, 1986 at 99½% of par for July 3, 1961 payment, said bonds being "triple A" rated by Moody.

Adopted by the following vote:

Yeas: Bowerman, Kline, Peck, Shassberger, Thornton, Wacker, Wilcox—7.

Nays: None.

The Board adjourned.

R. E. SANDERSON,  
Secretary.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, July 6, 1961

In the absence of both a Chairman and Vice Chairman the meeting was called to order by the Secretary, Victor G. Leyrer, at 7:30 p.m.

### ROLL CALL

Present: Commissioners Buhl, Fink, Manson, Miller, Musselman, Mutz, Ridenour, Sinas (8).

Councilmen Baryames, Belen (2) Council Committee.

Absent: None.

The proceedings of the regular meeting of June 1, 1961, and the Special Meeting of June 15, 1961, were approved.

It was moved and supported that Commissioner Miller be elected Chairman for the term of one year.

Motion carried.

It was moved and supported that Commissioner Sinas be elected Vice Chairman for the term of one year.

Motion carried.

Mr. Hannibal Abood, representing Beatrice Farhat, appeared in favor of the petition to rezone property at the S.W. corner of Birch and W. St. Joseph Streets from "B" One Family Residence District to "F" Commercial District pointing out that this property has been used commercially, is now vacant, and if again used for commercial purposes may need alterations. He pointed out that there are approximately 50 feet by 66 feet of off-street parking area at the rear which could be zoned to "J" Parking District.

The matter was referred to the Zoning Committee.

Mr. Joseph Coleman appeared in favor of his petition to rezone property at 822 W.

Kalamazoo Street from "C" Two Family Residence District to "F" Commercial District to conduct a small upholstery shop and stated that he would like his parking on the east side of the building where he believes there would be sufficient room for a drive and a row of parking.

The matter was referred to the Zoning Committee.

A petition by Fred Knaup and Oscar Bickel to rezone property at 523 Liberty Street from "C" Two Family Residence District to "F" Commercial District was referred to the Zoning Committee.

A petition by Melvin Truman to rezone property at 5200 S. Pennsylvania Avenue from "A" One Family Residence District to "F" Commercial District was referred to the Zoning Committee.

Mr. Glen Slucter appeared in favor of the petition by Clarence Mather to rezone property at 813 W. Saginaw Street from "C" Two Family Residence District to "D-1" Professional Office District stating that this building would be in keeping with the use of property in this general area, that the building would be approximately 28 feet by 50 feet and that there would be parking area for approximately 18 cars. He also pointed out the similar zoning and use on the opposite side of the street.

The matter was referred to the Zoning Committee.

A petition by Christ Methodist Church to rezone property at 517 E. Jolly Road from "A" One Family Residence District to "J" Parking District was referred to the Zoning Committee.

Mr. F. Neumann, attorney representing Howard and Irene Lyons in their petition to rezone property at 4301 S. Waverly Rd. from "A" One Family Residence District to "B" One Family Residence and "J" Parking Districts pointed out that the re-

zoning of this property had been recommended by the Planning Board some months ago but had been denied by the City Council on information that Federal Housing Administration does not approve of a church in the middle of a residential area and that his clients had been advised to re-submit a petition for rezoning.

The matter was referred to the Zoning Committee.

Mr. Harry Bannasch appeared in favor of his petition to rezone property in the 1300 block of E. High Street from "B" One Family Residence District to "H" Light Industrial District to permit a welding business and stated that this business would not be built in the immediate future but it is his desire to have the property rezoned for future use.

The matter was referred to the Zoning Committee.

A petition by Robert D. Watson to rezone the adjoining property in the 1300 block of E. High Street from "B" One Family Residence District to "H" Light Industrial District was referred to the Zoning Committee.

Mr. Romayne Hicks appeared in favor of a petition by Lyle W. Roth to rezone a 50 foot strip of property in the 6600 to 6800 block of S. Cedar Street from "J" Parking District to "F" Commercial District stating that due to an error in location of the right-of-way, the "J" Parking zoning would require the building to be better than 100 feet from the highway, he also pointed out that there would still be a front yard of more than 50 feet. He also stressed the urgency of this rezoning since the Howard Johnson people are ready to build and ask that immediate action be taken on this petition since the Planning Board is familiar with the property having recently made a recommendation on it.

It was moved and supported that this petition be considered at this meeting.

Motion carried.

A petition by Roy G. Miller to rezone property at the S.E. corner of Cedar and Miller Road from "A" One Family Residence District to "E-2" Drive-In Shop District was referred to the Zoning Committee.

Mr. Carl Reigh, attorney, representing Leon LaGrande and Lawtis Norman, in their petition to rezone property at the S.E. corner of Holmes Road and M-99 from "F" Commercial and "J" Parking District to "F" Commercial and "J" Parking Districts, stated that it is the petitioner's desire to arrange the buildings in a different manner

than would be permitted under the present zoning. He pointed out the urgency of this matter and asked the Board, since they had recently made several recommendations on this property and are familiar with it, give immediate action on this petition.

It was moved and supported that this petition be considered at this meeting.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by Joseph Daim to rezone the north 10 acres of the south 32 acres of the northeast fractional  $\frac{1}{4}$  east of the MCRR, Section 3, T3N, R2W, (5232 Aurelius Road), from "A" One Family Residence District to "I" Heavy Industrial District be granted because the proposed zoning is logical in this area since it is adjacent to "I" Heavy Industrial zoning and a railroad, and is in conformity with the Master Plan.

Adopted by a 7 yeas and 0 nay vote.

The Director reported that a request had been made to include the adjoining property to the south in the rezoning from "A" One Family Residence District to "I" Heavy Industrial District.

This matter was referred to the Zoning Committee.

It was moved and supported that we recommend to the City Council that the petition by Charles Cascarelli to rezone property beginning at the northeast corner of Lot 58 Cedar Acres Subd., thence south 147.32 feet, thence west 57.4 feet, thence north 147.32 feet, thence east 57.4 feet to beginning (400 Block of Rockford Road), from "B" One Family Residence District to "D-1" Professional Office District be not granted because the property is adjacent to an entirely single family residence district.

Adopted by a 7 yeas and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Irene E. Palmiter to rezone Lot 34, Olds Park Addition, (1125 Edward St.) from "B" One Family Residence District to "C" Two Family Residence District be not granted because the rezoning of this property would be spot zoning in an entirely single family residence district and would be detrimental to surrounding properties.

Adopted by a 7 yeas and 0 nay vote.

It was moved and supported that we recommend to the City Council that the peti-



tion by Crist Passarelli to rezone Lot 5, Blackwood Subd., (1020 E. High St.), from "B" One Family Residence District to "C" Two Family Residence District be granted and that Lots 3 and 4 of Blackwood Subd., be rezoned from "B" One Family Residence District to "C" Two Family Residence District and that Lots 1 and 2 of Blackwood Subd. be rezoned from "F" Commercial District to "C" Two Family Residence District because this rezoning will be compatible with the present use of this property all of which is under one ownership, and with zoning and use of property to the north and west.

Adopted by a 7 yea and 0 nay vote.

Commissioner Buhl arrived.

It was moved and supported that we recommend to the City Council that the east 25 feet and the south 50 feet and the west 66 feet of property described as commencing at a point 33 feet west of the southeast corner of Section 4, T4N, R2W, City of Lansing, and running thence west 187.12 feet, thence north 132 feet, thence east 66 feet, thence north 80 feet, thence east 121 feet, thence south 212 feet to the point of beginning, (2001 and 2005 N. East Street), owned by R. M., P. B. and LeMoyné Snyder be rezoned from "A" One Family Residence District to "J" Parking District, and that the balance of the property be rezoned from "A" One Family Residence District to "F" Commercial District with a wood louvered fence on the south line of the "J" Parking District and low evergreen plantings on the east line of the "J" Parking District.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council that the petition by Leo P. McParland to rezone Lots 149 and 150, Northwestern Subd. No. 4, (4100 block N. Grand River Avenue), from "A" One Family Residence District to "D-1" Professional Office District be not granted because the property is in the same block as properties owned and used as "A" One Family Residence property and there is sufficient property zoned "D-1" Professional Office District in the area to provide for the needs of this community, and the rezoning of this property would have a detrimental effect on the adjacent single family residences in this block.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Andrew and Virginia Spadafore to rezone Lots 37 and 38, Leslie Park Subd. (southwest corner Kalamazoo and Clemens) from "B" One Family Residence District to "F" Commercial District be granted provided off-street parking area is provided for because the proposed zoning is an extension

of a present "F" Commercial District and in conformity with present uses.

Commissioner Sinas disqualified himself.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Catherine Thornton and Arthur Gray to rezone Lot 8 and the north 20 feet of Lot 7 block 59, (617, 619, 621 and 623 W. Saginaw Street), from "D" Apartment District to "E-2" Drive-In Shop District be not granted because the property is in a multiple dwelling district and adjacent property is so occupied and the establishment of an "E-2" Drive-In Shop District use at this location would be harmful to adjacent residential uses, and because residential buildings on this property are still adequate usable homes.

Commissioner Buhl abstained from voting.

Lost by a 4 yea and 3 nay vote.

It was moved and supported that we recommend to the City Council that the west 50 feet of the south 850 feet of property described as commencing at the center of the Section west to a point 355.5 feet east of the east line of MUT ROW south 20 rods, west 172 feet to east line of said ROW, southeasterly along RR to east and west  $\frac{1}{4}$  line, east to north and south  $\frac{1}{4}$  line, north to beginning, all except the east 50 feet thereof, Section 10, T3N, R2W, Delhi Township, Ingham County, Michigan (6600-6800 block S. Cedar St.), owned by Lee and Fayette Roth, be rezoned from "J" Parking District to "F" Commercial District.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the alley described as beginning 721 feet west and 350 feet south of the northeast corner of Section 32, T4N, R2W, thence west 566 feet  $\pm$  to the east line of Logan Street, thence south 20 feet along the east line of Logan Street, thence east 566 feet  $\pm$ , thence north 20 feet to point of beginning, be vacated and that this property be rezoned from "A" One Family Residence District to "J" Parking District, also commencing at a point 200 feet south of the northwest corner of Lot 64, Supervisor's Plat of Burchfield Subd., thence south along the westerly line of Burchfield Subd. 830 feet, thence west to the easterly right-of-way line of M-99, thence north 40 feet, thence east to a point 40 feet west of the west line of Burchfield Subd., thence north 750 feet, thence west 110 feet, thence north 40 feet, thence east 150 feet to beginning be rezoned from "A" One Family Residence District to "J" Parking District; also commencing at a point 880 feet south and 160

feet west of the northwest corner of Lot 64, Supervisor's Plat of Burchfield Subd., thence west 500 feet, thence north 120 feet, thence east 400 feet, thence north 500 feet, thence east 110 feet, thence south 500 feet, thence west 10 feet, thence south 120 feet to beginning, be rezoned from "J" Parking District to "F" Commercial District; also commencing 240 feet south and 40 feet west of the northwest corner of Lot 64, Supervisor's Plat of Burchfield Subdivision, thence west 110 feet, thence south 20 feet, thence east 110 feet, thence north 20 feet to beginning, and beginning at a point 760 feet south and 40 feet west of the northwest corner of Lot 64, Supervisor's Plat of Burchfield Subdivision, thence west 110 feet, thence south 120 feet, thence west 10 feet, thence south 100 feet, thence west 500 feet, thence north 100 feet, thence west 40 feet, thence south 110 feet, east 660 feet, thence north 230 feet to beginning, and commencing 721 feet west and 250 feet south of the northeast corner of Section 32, T4N, R2W, thence south 100 feet, thence west 400 feet, thence north to a line running north  $86^{\circ} 44'$  east beginning at a point on the east line of M-99 312 feet south of the north section line of Section 32, T4N, R2W, thence north  $2^{\circ} 56'$  west to a point 250 feet south of the north section line of Section 32, T4N, R2W, thence east to point of beginning be rezoned from "F" Commercial District to "J" Parking District, (southeast corner Logan and Holmes Road).

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the Final Plat of Sun Set Hills No. 2 Subdivision be approved.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the Final Plat of Penn-Way No. 4 Subdivision be approved.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that the Tentative Plat of Beckwith Subdivision be approved.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the east and west portion of S. North Road be

changed to Northrup Street and that the north and south portion of S. North Road be changed to Kaynorth Road.

Adopted by an 8 yea and 0 nay vote.

The Director reported that the City Attorney advises that no final determination as to the status of the alley running east and west to Grand Avenue in the 100 block south has been made.

It was moved and supported that the matter be tabled until the legal status of the alley entering the 100 block of S. Grand Avenue is determined.

Motion carried.

It was moved and supported that the revision to the Master Plan adopted December 3, 1959, including the map referring to the area south of Jolly Road be adopted.

Motion adopted by an 8 yea and 0 nay vote.

A letter from Councilmen Milks and Belen regarding size of notification signs for rezoning was read and referred to the Ordinance Committee.

It was moved and supported that Commissioner Sinas be appointed as the lay delegate to the Community Services Council for the term expiring May 31, 1963.

Motion carried.

A letter from Elmer Manson regarding space in the City Hall for the Mid-Michigan Chapter of the American Institute of Architects was read and the Director explained his action in replying to this letter.

A letter from Arthur Faggion, referred from the City Council, was read and referred to the Staff for possible answer at the next meeting.

A letter from Max G. Stoakes was read and placed on file.

The meeting adjourned at 11:00 p.m.

VICTOR G. LEYRER,  
Secretary.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, July 20, 1961

The Special Meeting was called to order by the Vice Chairman Thomas Sinas, at 5:25 p.m., July 20, 1961.

### ROLL CALL

Present: Commissioners Buhl, Manson, Miller, Musselman, Mutz, Ridenour, Sinas (7).

Absent: Commissioner Fink (1).

Vice Chairman Sinas announced that the special meeting had been called to act on two zoning petitions of an emergency nature.

The Zoning Committee reported on the petition to rezone property at 5501 S. Cedar Street.

It was moved and supported that we recommend to the City Council that the petition by Johnson Realty Company to rezone property commencing 523.91 feet west and north 0° 5" west 227.61 feet from the east ¼ post Section 4, T3N, R2W, thence north 0° 5" west 300 feet, thence west parallel to the east and west ¼ line 738 feet to the easterly line of U.S. Highway 127, thence southerly along said Highway 302.8 feet to the point west of beginning, thence east 700 feet to beginning, (5501 S. Cedar Street), from "A" One Family Residence District to "H" Light Industrial District, be granted.

Motion carried by a 7 yeas and 0 nays vote.

Commissioner Sinas asked to be excused and the Chair was taken by Chairman Miller.

The Zoning Committee reported on the petition to rezone property at 813 W. Saginaw Street.

It was moved and supported that we recommend to the City Council, that the petition by Clarence and Vietta Mather to rezone Lot 11, White's Subdivision, east of Butler, (813 W. Saginaw), from "C" Two Family Residence District to "D-1" Professional Office District be granted and that Lot 13, White's Subdivision, east of Butler, (819 W. Saginaw), also be rezoned from "C" Two Family Residence District to "D-1" Professional Office District because

the suggested rezoning is a logical extension of a present shopping center area.

Motion carried by a 6 yeas and 0 nays vote.

It was moved and supported that the following committee appointments, as submitted by Chairman Miller be approved:

### Zoning

Comm. Ridenour, Chairman  
Comm. Musselman, Vice Chairman  
Comm. Mutz  
Comm. Sinas

### Streets

Comm. Musselman, Chairman  
Comm. Sinas  
Comm. Manson  
Comm. Mutz

### Ordinance

Comm. Sinas, Chairman  
Comm. Musselman  
Comm. Fink  
Comm. Buhl

### Urban Renewal

Comm. Fink, Chairman  
Comm. Ridenour  
Comm. Manson  
Comm. Buhl

### Public Lands and Buildings

Comm. Mutz, Chairman  
Comm. Fink  
Comm. Manson

### Finance

Comm. Miller, Chairman  
Comm. Ridenour  
Comm. Buhl  
Motion carried.

Meeting adjourned at 6:15 p.m.

VICTOR G. LEYERER,  
Secretary.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, August 3, 1961

August 3, 1961  
City Hall  
Lansing, Michigan

The regular meeting of the Planning Board was called to order by the Chairman, Laurence Miller, at 7:30 P.M.

### ROLL CALL

Present—Commissioners Buhl, Fink, Manson, Miller, Musselman, Mutz, Ridenour, Sinas—8.

Absent—None.

The proceedings of the regular meeting of July 6, and the minutes of the special meeting of July 20, 1961, were approved.

Messrs. Vermillion and Bohnsack, representing Farm Bureau Services Inc. in their petition to rezone property at 4000 N. Grand River Avenue from "A" One Family Residence District to "F" Commercial and "H" Light Industrial Districts, explained their plan for additional buildings stating that the present garden center would be removed and a new building built further to the rear. They stated that it is their intention to maintain a green strip between the highway and their buildings, however, the parking lot is in the front of the buildings and extends to approximately 95 feet of the front property line. They stated that it is for this reason that they have asked for commercial zoning on the front 150 feet of the property.

The matter was referred to the Zoning Committee.

Mr. Richard Brown appeared before the Board in favor of his petition to rezone his property at 812-814 Jerome Street to "F" Commercial and "J" Parking Districts, stating that the commercial area will provide additional building area and that the houses at the street will be removed and the property zoned for parking will be used for off-street parking in connection with their business on E. Michigan Avenue.

The matter was referred to the Zoning Committee.

A petition by Edward Sparrow Hospital to rezone property at 1235 Jerome Street from "C" Two Family Residence District to "J" Parking District was referred to the Zoning Committee.

Leo Farhat, attorney, represented the petitioner in the rezoning of property at 3407 W. Mt. Hope Avenue from "A" One Family Residence District to "F" Commercial District stating that he would send a written summary of this case to all Board members.

The matter was referred to the Zoning Committee.

Mr. Farhat representing Donald Deeb spoke in favor of the rezoning in the 1800 block of W. Shiawassee Street from "B" One Family Residence District to "J" Parking District. He called attention to the petition that had been filed about a year ago and denied by the City Council in connection with this property and stated that this property is not useable for residential development since the owner has learned that it is not financially feasible to build on this property even though the homes in this subdivision and to the North are of a high grade. He pointed to the lack of off-street parking and stated that additional off-street parking is necessary for the business located at the corner of Shiawassee and Verlinden. Mr. Halterman, 1801 S. Genesee, spokesman for the neighbors, called attention to the additional parking area acquired by Fisher Body and asked that the residential property values in the area be considered, stating that property owners in the immediate area were not contacted by the petitioner in this matter. He pointed out that he believes that he could get financing for new home construction on these lots. Mr. Brown, 1860 W. Shiawassee, stated that he believes no attempt has been made to use the property for residential purposes, and, in reply to Mr. Farhat's statement that the property would be screened according to the neighbors desire, stated that a low screen would not be adequate and that high screening would be dangerous to small children using the street to and from school. Mr. George Bleibrey, 1700 Shiawassee, stated that he had signed the petition protesting this rezoning because he believes it will eventually effect the property values in the area and that if this rezoning is granted the petitioner might re-petition for the rezoning of the property north of



the commercially zoned property which would even more seriously effect his property values. He stated that he did not know that this parking area was to be used for Fisher Body employees. Mrs. George Curey, 1809 Genesee Drive, objected on similar grounds.

The matter was referred to the Zoning Committee.

Mr. William Martin appeared in favor of the petition by Francis Corr to rezone property in the 3100 block of E. Grand River Avenue from "A" One Family Residence District to "F" Commercial and "D-M" Multiple Dwelling Districts. He stated that he would like to have Lots 30, 31, and 32, zoned to "J" Parking District instead of "D-M" Multiple Dwelling District. The Board discussed with him possible off-street parking area and suggested that a plot plan be submitted showing possible off-street parking areas.

The matter was referred to the Zoning Committee.

A petition by Clifford Scott to rezone property at 2431 N. Grand River Avenue from "A" One Family Residence District to "E-2" Drive-In Shop District was referred to the Zoning Committee.

Mr. George Payne representing Gates Lumber Company presented plans in connection with their petition to rezone property in the 1900 block of Lyons Avenue from "B" One Family Residence District to "H" Light Industrial District and stated there would be no openings in the building on the Lyons Street side but that the building is needed for the storage of equipment and that this zoning would make the zoning of the property conforming. He also stated that there would be a building on the north end of the property similar to the building on the south end with a building connecting the two.

This matter was referred to the Zoning Committee.

A petition by Vincent Pecora to rezone property at 3345 S. Washington Avenue from "A" One Family Residence District to "F" Commercial District was referred to the Zoning Committee.

A petition by Alice Swanton to rezone property at the N.W. corner of Island Street and S. Washington Avenue from "F" Commercial District to "H" Light Industrial District was referred to the Zoning Committee.

Mr. Clyde Olan represented the petitioner in the rezoning of property at 2100 N. Turner Street from "A" One Family Residence District to "F" Commercial District, stating that it is the petitioner's intention

to provide at least a 2 to 1 parking ratio. He called attention to the industrial zoning on the opposite side of Turner Street and the Board of Water & Light pumping station near this property. He also called attention to the possibility of an access from the end of Creston Street.

The matter was referred to the Zoning Committee.

Mr. Jerry Burns appeared in favor of his petition to rezone property at 622 Lenore Street from "B" One Family Residence District to "F" Commercial District stating that it was his desire to repair outboard motors at this location. Edward Arnell, 623 Lenore Street, stated that the owner of this property is out of town but has called and is strongly opposed to this rezoning, pointing out that this property has been used for repair of automobiles. Messrs. MacDonald and Chaplain protested the rezoning. Mr. Burns stated that the only repair work has been the painting of two automobiles.

The matter was referred to the Zoning Committee.

Mr. Melvin Barnes appeared in favor of his petition to rezone property in the 3900 block of S. Cedar Street from "A" One Family Residence District and "J" Parking District to "J" Parking and "F" Commercial Districts, pointing out that he desires to build a car wash on this property which will require a greater depth of commercial zoning for his property and that he owns the lot to the rear which faces on Mason Street.

The owners of the proposed car wash business were also present.

The matter was referred to the Zoning Committee.

A petition by George Grabowski to rezone property at 1434 E. Jolly Road from "A" One Family Residence District to "F" Commercial District was referred to the Zoning Committee.

Sherwood Berman, represented the petitioner, in the request to rezone property at 316 S. Francis Street from "B" One Family Residence District to "F" Commercial District, stating that they desire to build a liquor control retail store which will cover a large part of the present commercially zoned property making it desirable to add to the commercial property to assure sufficient off-street parking area.

The matter was referred to the Zoning Committee.

Mr. Charles Green appeared in favor of his petition to rezone property at the N.W. corner of Logan Street and Warwick

Drive from "F" Commercial and "J" Parking Districts to "E-2" Drive-In Shop District, stating that this property had recently been rezoned for commercial purposes but that the parking zoning would not permit the placing of the gasoline pumps in the proper and desired location.

The matter was referred to the Zoning Committee.

It was moved and supported, that we recommend to the City Council that the East 4 rods of the North 50 feet of Lot 1, Block 4, Townsend Sub., (S.W. corner of Birch and W. St. Joseph Streets), owned by Jeanette Siefe and Beatrice Farhat, be rezoned from "B" One Family Residence District to "F" Commercial District and that the South 46 feet of the North 96 feet of the East 4 rods of Lot 1, Block 4, Townsend Sub. be rezoned from "B" One Family Residence District to "J" Parking District with screening to consist of a properly treated redwood or cedar louvered fence with boards running perpendicular to the ground 5 feet 6 inches in height on the south and west sides of the "J" Parking area.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council that the East 33 feet of Lot 13, Block 3, Bush, Butler and Sparrow Addition, (822 W. Kalamazoo), owned by Joseph Coleman, be rezoned from "C" Two Family Residence District to "J" Parking District with screening to consist of a properly treated redwood or cedar louvered fence with boards running perpendicular to the ground 5 feet 6 inches in height on the east side of the "J" Parking area and that the balance of the lot except the west 66 feet thereof be rezoned from "C" Two Family Residence District to "F" Commercial District because the properties on the North and West of this property have recently been rezoned and this rezoning will square out a convenience center and make possible better circulation in the parking area.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council, that Lots 22 and 23 of Block 4, Original Plat (523 Liberty Street), owned by Fred Knaup and Oscar Bickel, be rezoned from "C" Two Family Residence District to "H" Light Industrial District instead of the requested "F" Commercial District, to permit the use for a repair garage because the property is in an area that should be considered for industrial development.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council, that Lots 1 and 2, Battenfield Sub. #1, (5200 S. Pennsylvania Avenue), owned by Melvin Truman, be rezoned from "A" One Family Residence District to "D-1" Professional Office District, instead of the requested "F" Commercial District, and that Lot 3, Battenfield Sub. #1, also be rezoned from "A" One Family Residence District to "D-1" Professional Office District with evergreen planting provided on the West property line because the property is bounded on the North by commercial use and on the south by multiple dwelling use but is bounded on the West by single family residential development making commercial zoning undesirable to the residences to the West.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council, that the petition by Christ Methodist Church to rezone property beginning 337 feet east of the northeast corner of Lot 15, McIntosh Sub. #1, thence East 137.5 feet; thence south 320 feet, thence west 137.5 feet; thence north to point of beginning, (517 E. Jolly Road), from "A" One Family Residence District to "J" Parking District, be granted with screening to consist of a 4 foot continuous evergreen planting with a mature height of at least 5 feet 6 inches on the east and south of the parking area because this rezoning will increase the parking area for the church.

Commissioner Manson abstained from voting.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council, that the West 320 feet of the West 574 feet of the North 257 feet of the West fractional  $\frac{1}{2}$  of the S.W. fractional  $\frac{1}{4}$  of Section 31, (4301 S. Waverly Road), be rezoned from "A" One Family Residence District to "J" Parking District with screening to consist of a 4 foot continuous evergreen planting on the North and South of the "J" Parking area and low evergreen plantings on the west of the "J" Parking area and that the east 254 feet of the west 574 feet of the North 257 feet of the West fractional  $\frac{1}{2}$  of the S.W. fractional  $\frac{1}{4}$  of Section 31, owned by the Michigan Conference of Evangelical United Brethren Church, be rezoned from "A" One Family Residence District to "B" One Family Residence District, because the property is located on a major traffic artery.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council, that the petition by Harry and Elaine Bannasch to rezone Lot 155 and the West 30 feet of

Lot 156 of Park Manor Heights, (1300 Block E. High Street), from "B" One Family Residence District to "H" Light Industrial District be not granted at this time because the property is located in a residentially zoned and occupied area which may become a clearance area under urban renewal in the future.

Motion carried by a 7 yea and 1 nay vote.

It was moved and supported, that we recommend to the City Council that the petition by Robert D. Weston to rezone Lot 157 and the West  $\frac{1}{2}$  of Lot 158 and the East 10 feet of Lot 156, Park Manor Heights, (1300 Block E. High Street), from "B" One Family Residence District to "H" Light Industrial District be not granted at this time because the property is located in a residentially zoned and occupied area which may become a clearance area under urban renewal in the future.

Motion carried by a 7 yea and 1 nay vote.

It was moved and supported, that we recommend to the City Council, that the petition by Ray G. Miller to rezone property commencing at the S. E. corner of Miller Road and Cedar Street (US 127), being in the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 9, T3N, R2W, Delhi Township, Ingham County, Michigan; thence East along the South boundary of Miller Road 150 feet; thence South 90° 175 feet more or less, thence West parallel to Miller Road, 60 feet more or less to a point on the East boundary of Cedar Street (US 127) thence northerly along the East boundary of Cedar Street (US 127), 200 feet more or less to the place of beginning, (S.E. corner of Cedar and Miller Road), from "A" One Family Residence District to "E-2" Drive-In Shop District be granted and that property commencing 171.87 feet North of the S.E. corner of Section 4, thence North 177.33 ft. thence West 336.4 feet to the East line of former MUT R/W, thence southeasterly along said R/W 374.1 feet to the South section line, thence east on the south section line to a point 73.39 feet west of the SE corner of Section 4, thence northerly 33 feet to a point 73.32 feet West of the East section line, thence northwesterly 150 ft. to a point 129.7 feet West of the beginning, thence East 129.7 feet to beginning, Section 4, T3N, R2W, (N.E. corner of Cedar and Miller Road), also be rezoned from "A" One Family Residence District to "E-2" Drive-In Shop District.

Motion carried.

It was moved and supported that we recommend to the City Council, that the

North  $\frac{1}{4}$  of the South 10 acres of the North 20 acres of the South 32 acres of that part of the NE fractional  $\frac{1}{4}$  of Section 3, T3N, R2W, lying east of the MCRR lying directly South of 5232 Aurelius Road be rezoned from "A" One Family Residence District to "T" Heavy Industrial District at such time as petition for rezoning is filed because it is in conformity with the Master Plan.

It was then moved that this matter be tabled.

Motion carried.

It was moved and supported that we recommend to the City Council that the Plat of Sherman Manor Sub. be approved.

Motion carried.

It was moved and supported that we recommend to the City Council that the request of the Board of Education for the extension of Hampden Drive on the North to Hampden Road on the South be granted.

Motion carried.

It was moved and supported that a suggested reply (copy on file) to the letter from Arthur Faggion referred to the Planning Board by the City Council be forwarded to the City Council.

Motion carried.

It was moved and supported that the Staff contact Jesse Baker with a petition for rezoning and that the City Council be so advised.

Motion carried.

The matter of an accelerated public improvements program was discussed.

It was moved and supported that the staff review the 6 year Capitol Improvements Program, as well as any suggested Capitol Expenditures Program and that an effort be made to have a Committee of the Whole Meeting on August 24, to discuss this matter.

Motion carried.

The meeting adjourned at 12:00 Mid-night.

VICTOR G. LEYRER,  
Secretary.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, September 7, 1961

September 7, 1961

City Hall

Lansing, Michigan

The regular meeting of the Planning Board was called to order by the Chairman, Laurence Miller, at 7:30 P.M.

### ROLL CALL

Present: Commissioners Buhl, Fink, Manson, Miller, Musselman, Mutz, Ridenour, Sinas (8).

Councilmen Baryames, Belen, Council Committee (2).

Absent: None.

The proceedings of the regular meeting of August 3, 1961, were approved.

Mrs. Evelyn King appeared in favor of the petition of the Lansing Women's Club to rezone property at 624 W. Ottawa Street from "D" Apartment District to "D-1" Professional Office District. Mrs. King stated that it is their desire to use the downstairs of the present building for women's club rooms and to erect an addition to the east and north of the property to be used for two professional offices other than doctor's offices. She agreed to furnish the zoning committee a plot plan of the property and stated that she believes there is adequate off street parking on the property.

The matter was referred to the Zoning Committee.

Attorney Gordon Jenkins represented the Michigan Automobile Dealers Association in their petition to rezone property at 309 and 315 W. Main Street from "C" Two Family Residence District to "D-1" Professional Office District. He stated that this property adjoins their present property on Townsend Street and that for the time being the houses on Main Street would remain but would be used for offices and apartments. He agreed to furnish the zoning committee with a survey sheet of the entire property.

The matter was referred to the Zoning Committee.

Mrs. Robert Dolman appeared in favor of her petition to rezone property at 1037 Poxson Street from "B" One Family Residence District to "C" Two Family Residence District pointing out that the house is a large house adequate for two families and difficult to rent for a one family unit. She called the Board's attention to one or two, two (2) family homes in the area.

The matter was referred to the Zoning Committee.

Dr. Ralph Carlson appeared in favor of his petition to rezone property at the N.E. corner of Delta River Drive and Morning-side from "A" One Family Residence District to "D-1" Professional Office District. He pointed out that a church is located directly across the street and there is still vacant property in the area. Doctor Carlson asked for immediate consideration of this petition if at all possible. The Chairman of the Zoning Committee pointed out that the Committee had seen the property and was ready to make a recommendation.

It was moved and supported, that the petition be considered at this meeting.

Motion carried.

A petition by Liquid Glaze Incorporated to rezone property in the 6700 block of S. Cedar Street from "A" One Family Residence District to "F" Commercial and "H" Light Industrial District was referred to the Zoning Committee.

It was moved and supported that we recommend to the City Council that the South 95 feet of property described as that part of N.E. fractional  $\frac{1}{4}$  of Section 6, T4N, R2W, Lansing Twp., Ingham County, Michigan, lying north of Grand River Avenue, and that part of S.E.  $\frac{1}{4}$  of Section 31, T5N, R2W, Clinton County, Michigan, lying south of P.M.R.R. Right-of-Way, except the west  $\frac{1}{2}$  of N.W.  $\frac{1}{4}$  of N.E. fractional  $\frac{1}{4}$  of Section 6, T4N, R2W, and except that part of west  $\frac{1}{2}$  of S.W.  $\frac{1}{4}$  of S.E.  $\frac{1}{4}$  of Section 31, T5N, R2W, lying



south of P.M.R.R. Right-of-Way, except commencing at the north  $\frac{1}{4}$  corner of Section 6, thence south  $89^{\circ} 50' 40''$  east along the north line of Section 6, 714.92 feet to the point of beginning; thence south  $89^{\circ} 50' 40''$  east along the north line of Section 6, 500.20 feet; thence south  $48^{\circ} 29' 55''$  west 453.94 feet; thence south  $0^{\circ} 33' 40''$  west 853.83 feet; thence south  $42^{\circ} 07' 39''$  east 221.11 feet to the north line of Highway US-16; thence north  $69^{\circ} 13' 00''$  west along the north line of Highway US-16; 341.75 feet; thence north  $0^{\circ} 55' 27''$  east 1,198.82 feet to the point of beginning; being 6.07 acres more or less and, except commencing at the north  $\frac{1}{4}$  post of Section 6, thence south  $89^{\circ} 50' 40''$  east along the north line of Section 6, 49.84 feet to the south line of C. & O. Railway; thence south  $83^{\circ} 38' 50''$  east along railway 93.73 feet, thence south  $47^{\circ} 02' 50''$  east 297.90 feet; thence south  $0^{\circ} 33' 40''$  west 1,312.75 feet to the north line of Highway US-16; thence north  $69^{\circ} 13' 00''$  west 586.22 feet along north line of Highway US-16; thence north  $42^{\circ} 07' 39''$  west 221.11 feet; thence north  $0^{\circ} 33' 40''$  east 853.83 feet; thence north  $48^{\circ} 29' 55''$  east 453.94 feet to the point of beginning; being 20.48 acres more or less, and, except that part of the north-east  $\frac{1}{4}$  of Section 6, T4N, R2W, Lansing Township, Ingham County, Michigan, commencing at the intersection of the northerly right-of-way line of Grand River Avenue, Highway US-16 with the east line of Section 6, T4N, R2W, said point lying 602.7 feet north of the east  $\frac{1}{4}$  post of said Section 6; thence along said Section line north  $0^{\circ} 46'$  west 300.0 feet; thence, parallel with the right-of-way line of US-16 north  $68^{\circ} 30'$  west 300.0 feet, thence south  $0^{\circ} 46'$  east 300.0 feet to the northerly right-of-way line of US-16; thence along said right-of-way line south  $68^{\circ} 30'$  east 300.0 feet to the place of beginning, (4000 block N. Grand River), remain in its present zoning classification and that the north 55 feet of the south 150 feet of the above described property be rezoned from "A" One Family Residence District to "J" Parking District, and that the balance of the property be rezoned from "A" One Family Residence District to "H" Light Industrial District because this rezoning would be in accordance with the Master Plan recommendation and would permit some parking in the buffer area which should be screened from the highway by evergreen plantings.

Adopted by an 8 yea vote.

It was moved and supported that we recommend to the City Council that the petition by Richard K. Brown to rezone the north 110 feet of Lot 8, Block 1, Jerome's Addition, (812-814 Jerome Street), from "D-M" Multiple Dwelling District to "J" Parking District, and the south 55 feet of Lot 8, Block 1, Jerome's Addition from "D-M" Multiple Dwelling District to "F" Commercial District be granted because the area on Jerome Street is in a transitional

stage and the parking would not be detrimental to present uses.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council that the petition by Edward W. Sparrow Hospital to rezone Lots 1, 2, and 3, Block C, Gower's Addition, (1235 Jerome Street), from "C" Two Family Residence District to "J" Parking District, be granted with screening on the north property line to consist of a properly treated redwood or cedar louvered fence with boards running perpendicular to the ground 5 feet 6 inches in height in order to provide needed parking space in conjunction with Sparrow Hospital.

Commissioner Miller disqualified himself from voting.

Adopted by a 7 yea and 0 nay vote.

A letter from Attorney Leo Farhat stating that the petitioner is withdrawing his petition to rezone property commencing at the N.W. corner of the east  $\frac{1}{2}$  of the northwest fractional  $\frac{1}{4}$  of Section 30, T4N, R2W, thence south 110 rods, thence east 21 and 9/11 rods, thence north 110 rods, thence west to place of beginning, (3407 W. Mt. Hope Avenue), from "A" One Family Residence District to "F" Commercial District, was read.

It was moved and supported no action be taken on this petition and the City Council notified of this withdrawal.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the west 20 feet, except the north 10 feet thereof of Lot 58, McPhersons Inverness Sub., (1800 Block of W. Shiawassee), owned by Donald Deeb, be rezoned from "B" One Family Residence District to "J" Parking District, with screening to consist of a 4 foot continuous evergreen planting on the north side and low evergreen plantings on the south side and a properly treated redwood or cedar louvered fence with boards running perpendicular to the ground 5 feet 6 inches in height on the east side of the "J" Parking area and that the balance of Lot 58 and all of Lots 59 and 60, McPhersons Inverness Sub. remain in its present zoning classification.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that beginning at a point 18.17 feet south  $69^{\circ} 47'$  east of the intersection of the north line of Grand River Avenue and the west line of the east  $\frac{1}{2}$  of the S.E.  $\frac{1}{4}$  of Section 11, T4N, R2W, City of Lansing, Ingham County, Michigan, thence north  $0^{\circ} 26'$  west 380 feet more or less to the south line of

the plat of Frandora Hills, thence South 69° 47' east 717.60 feet, thence north 89° 40' east 288.31 feet, thence south 0° 19' 30" east 120 feet, thence southeasterly to the intersection of the north line of Saginaw Street and the west line of Coolidge Road, thence south 57° 15' west 140 feet more or less, thence south 59° 30' west 109.52 feet, thence north 28° 07' west 166.45 feet, north 70° 02' west 185 feet, thence south 19° 58' west 250.0 feet, thence north 70° 02' west 311.45 feet, thence north 69° 43' west 462 feet more or less to the point of beginning; except the northerly 50 feet and the westerly 60 feet and the southerly 47 feet and the easterly 10 feet of property described as that part of Section 11, T4N, R2W, Lansing Township, Ingham County, Michigan, beginning on the northeasterly right-of-way line of Grand River Avenue 50 feet from the center line thereof at a point south 69° 43' east 203.35 feet from its intersection with the east line of Clipper Street which is the north-south  $\frac{1}{4}$  line of the southeast  $\frac{1}{4}$  of said Section 11, thence south 69° 43' east 259.5 feet, and thence south 70° 02' east 25.5 feet on the northeasterly line of said Grand River Avenue, thence north 19° 58' east 360.0 feet at right angle to last described course, thence north 69° 47' west 285.0 feet, thence south 19° 58' west 360.0 feet to the point of beginning and except the northerly 137 feet and the westerly 38 feet and the southerly 38 feet and the easterly 37 feet of property described as that part of the east  $\frac{1}{2}$  of southeast  $\frac{1}{4}$  of Section 11, T4N, R2W, Lansing Twp., Ingham Co., Michigan, beginning on the northerly right-of-way of Grand River Avenue (50 feet from center-line thereof) at a point 488.35 feet southeasterly from the west line of said east  $\frac{1}{2}$  of southeast  $\frac{1}{4}$  of Section 11, thence southeasterly 155.0 feet, thence northeasterly 250.0 feet at right angle, thence northwesterly 155.0 feet parallel with Grand River Avenue, thence southwesterly 250.0 feet to the point of beginning be rezoned from "A" One Family Residence District to "F" Commercial District, and that said northerly 50 feet and westerly 60 feet and southerly 47 feet and easterly 10 feet and also said northerly 137 feet and westerly 38 feet and southerly 38 feet and easterly 37 feet and Lots 30, 31, and 32 of Frandora Hills Plat, and property beginning at a point south 0° 19' 30" east 120 feet of the southeast corner of Lot 19, Frandora Hills Plat, thence north 89° 40' east 280 feet to a point 20 feet west of the west line of Coolidge Road, thence south 0° 19' 15" east parallel with the west line of Coolidge Road to the intersection of a line running from the point of beginning to the intersection of the north line of Saginaw Street and the west line of Coolidge Road, thence northwesterly to the point of beginning be rezoned from "A" One Family Residence District to "J" Parking District; and that Lots 6, 10-14, 19-29, 33 and 34, 52-54, 75-77, all of Lot 9, except the south 22 feet of the east 35 feet, the north 98 feet of Lots 7 and 8 and the north 20 feet of Lot 5 of Frandora Hills Plat, be rezoned from "A" One Family Residence District to "D-M" Multiple Dwelling District, (3100 block of E. Grand River Avenue).

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the petition by Clifford A. Scott to rezone property commencing at a point on the southerly line of N. Grand River Avenue 84.07 feet northwesterly from the northeast corner of Lot 21, thence northwesterly along N. Grand River Avenue 91.95 feet, thence south 38° 3' west 87.15 feet, thence south 19° 45' west 58.45 feet, thence south 61.5° east 148.5 feet, thence north 6.5° east 139.6 feet to beginning, except land used for street purposes, all on Townsend's Subd. on Section 4, 5, 8, and 9, (2431 N. Grand River Avenue), from "A" One Family Residence District to "E-2" Drive-In Shop District be not granted because the rezoning of this property would be spot zoning and not compatible with residential properties to the east and south.

Commissioner Musselman abstained from voting.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the petition by Gates Lumber Company to rezone all of Lots 18, 19, 20, 21, and 22, Morningside Subd., except the west 20 feet thereof and all of Lot 23, Morningside Subd., (1900 Block of Lyons Avenue), from "B" One Family Residence District to "H" Light Industrial District be granted, because the requested zoning would permit an improvement to a well established non-conforming use which would not be detrimental to adjacent residential properties.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the east  $\frac{1}{3}$  of Lot 160, Half Acre Land Company Subd., except the north 3 feet thereof, owned by Vincent Pecora, (3345 S. Washington Avenue), be rezoned from "A" One Family Residence District to "J" Parking District with screening to consist of a 4 foot continuous evergreen planting with a mature height of at least 5 feet 6 inches on the north side of the "J" Parking area and a properly treated redwood or cedar louvered fence with boards running perpendicular to the ground 5 feet 6 inches in height on the east side of the "J" Parking area, and that the west  $\frac{2}{3}$  of Lot 160, Half Acre Land Company Subd., except the north 3 feet thereof be rezoned from "A" One Family Residence District to "F" Commercial District, because the present non-conforming use serves a need in this area and is compatible with the zoning to the south and to the west.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Alice Swanton to rezone the east 60 feet of the south 44 feet of Lot 5, Block

1, McKibbin's Addition, (northwest corner of Island and Washington Avenue), from "F" Commercial District to "H" Light Industrial District be granted because much of the area surrounding this property is being used as industrial and would be compatible with surrounding property.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council that the petition by Julian F. V. Burt to rezone property commencing at northeast corner intersection of Turner and Mosley, thence northwesterly along easterly line of Turner Street 262 feet, thence east 120 feet, thence north three feet, thence east 267.8 feet, thence south to north line of Mosley Street 231 feet, thence west 253.9 feet to beginning, (2100 N. Turner Street), from "A" One Family Residence District to "F" Commercial District be not granted because the character of the property and the surrounding neighborhood is residential. This is in conformity with the Master Plan.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Jerry Burns to rezone Lot 22, Duplex Park Addition, (622 Lenore Street), from "B" One Family Residence District to "F" Commercial District be not granted because the requested zoning would be spot zoning in an entirely residential area and would adversely effect the residential properties.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the east 47 feet of the west 64 feet of Lot 19 and of the south  $\frac{1}{2}$  of Lot 18, Jessops Home Garden Subd., (3900 Block S. Cedar Street), owned by Melvin Barnes, be rezoned from "J" Parking District to "F" Commercial District, and that the east 26 feet of Lot 105, Jessops Home Garden Subd., be not rezoned from "A" One Family Residence District to "J" Parking District, and that we suggest to the City Council that no access to a car wash be permitted on Mason and Fenton Streets so that it will prevent traffic volume on these residential streets.

It was moved and supported that the motion be amended to include that the east 26 feet of the south 66 feet of the north 132.3 feet of Lot 105 be rezoned from "A" One Family Residence District to "J" Parking District to permit a turnaround at the rear of the proposed car wash.

Adopted by an 8 yea and 0 nay vote.

The motion as amended was then adopted by the following vote:

8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the east 250 feet of the north 660 feet of property commencing at north  $\frac{1}{4}$  post Section 3, thence east to point 412.5 feet west of westerly line M.C.R.R. R/W, south to north line of south 40 acres of that part of N.E.  $\frac{1}{4}$  lying west of said R/W, west to north and south  $\frac{1}{4}$  line, south to point 825 feet north of center Section 3. west 660 feet, north to north section line, east to beginning, except commencing on north and south  $\frac{1}{4}$  line 825 feet north of center Section 3, thence north 125 feet, west 150 feet, south 125 feet, east 150 feet to beginning; also except Battenfield Subd. No. 3; Section 3 T3N, R2W, (1434 E. Jolly Road), owned by George Grabowski, be rezoned from "A" One Family Residence District to "H" Light Industrial District and that property commencing at the intersection of the north line of Section 3, T3N, R2W, and the west line of the M.C.R.R. R/W, thence west on the Section line 412.5 feet, thence south 1,391.5 feet, thence east 1,051.5 feet to said R/W, thence northerly to point of beginning except a 10 rod strip of land west of, and, adjacent to the M.C.R.R. R/W, owned by Consumers Power Company, at present a non-conforming use, also be rezoned from "A" One Family Residence District to "H" Light Industrial District.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council, that the petition by Wolverine Oil Corp. to rezone Lot 152 Snyders' Sub., (316 S. Francis St.), from "B" One Family Residence District to "F" Commercial District be not granted because this would be an encroachment into the residential area.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Dr. Ralph Carlson to rezone property beginning at a monument at the intersection of the easterly line of Morningside Drive and Delta River Drive, thence north 19° 32' 30" east 115.0 feet, thence south 70° 27' 30" east 90.0 feet, thence south 19° 32' 30" west 115.0 feet, thence north 70° 27' 30" west 90.0 feet to the point of beginning. All being in the southwest  $\frac{1}{4}$  of Section 6, T4N, R2W, Lansing Township, Ingham County, Michigan, (Northeast corner Delta River Drive and Morningside Drive), from "A" One Family Residence District to "D-1" Professional Office District be not granted because a substantial amount of "D-1" Professional Office has recently been zoned just north of this property and this additional amount of "D-1" Professional Office District is unnecessary and would constitute spot zoning in an entirely residential area.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that property



owned by Green Realty Company, commencing 40 feet east of the southeast corner of Lot 1 of the Plat of Montclair Sub., thence north  $0^{\circ} 2' 30''$  east 30 feet, thence east 80 feet, thence north 112 feet, thence east 66 feet, thence south 142 feet along the west line of Logan Street to the north line of Warwick Drive, thence north  $88^{\circ} 57' 30''$  west 140.6 feet along the north right-of-way of Warwick Drive to the point of beginning be rezoned from "J" Parking District to "E-2" Drive-In Shop District, and property beginning 40 feet east and 30 feet north of the southeast corner of Lot 1 of the Plat of Montclair, thence north  $0^{\circ} 2' 30''$  east 112 feet, thence east 80 feet, thence south 112 feet, thence west 80 feet to the point of beginning be rezoned from "F" Commercial District to "E-2" Drive-In Shop District, and property beginning 20 feet east and 30 feet north of the southeast corner of Lot 1 of the Plat of Montclair, thence north  $0^{\circ} 2' 30''$  east 182 feet, thence east 20 feet, thence south 182 feet, thence west 20 feet to the point of beginning, be rezoned from "F" Commercial District to "J" Parking District, (northwest corner of Logan Street and Warwick Drive).

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the Plat of Waverly Heights No. 7 Subd., be approved when new street name is provided instead of Glencoe Drive.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that the tentative Plat of Beudon Subd. be tenta-

tively approved with no final approval until water and sewer has been provided.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the property at 1221 Muskegon Street be acquired if it can be purchased at a reasonable price to permit the extension of Roselawn Avenue to Muskegon Street.

Adopted by an 8 yea and 0 nay vote.

Procedure in getting information, and the importance of cost of projects in the 6 Year Capital Improvements Program, were briefly discussed.

It was moved and supported, that the Board meet as a Committee of the Whole on September 21, to allow the representative of the Department of Community Development from Michigan State University to talk to the Board.

Motion carried.

It was moved and supported that we seriously consider putting a public relations program into effect through the City's public relations man.

Motion carried.

The meeting adjourned at 12:05 A.M.

VICTOR G. LEYRER,  
Secretary.



# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, October 5, 1961

October 5, 1961

City Hall

Lansing, Michigan

The regular meeting of the Planning Board was called to order by the Chairman, Laurence Miller, at 7:30 P.M.

### ROLL CALL

Present: Commissioners Buhl, Fink, Manson, Miller, Musselman, Mutz, Ridenour, Sinas (8).

Councilman Belen, Council Committee (1).

Absent: None.

The proceedings of the regular meeting of September 7, 1961, were approved.

Mr. D. M. Dickworth appeared in favor of his petition to rezone property at 6841 S. Cedar Street from "A" One Family Residence District to "F" Commercial District, pointing out the commercial development to the North and West of his property, as well as the non-conforming use to the South.

The matter was referred to the Zoning Committee.

Mrs. Duane Ritchie appeared in favor of their petition to rezone property at 1221 W. Ionia Street from "B" One Family Residence District to "C" Two Family Residence District.

The matter was referred to the Zoning Committee.

Mr. John A. Flewelling, and his representative Max Murningham, appeared in favor of the petition to rezone property at 206-208 S. Sycamore Street from "D-M" Multiple Dwelling District to "D-1" Professional Office District. They stated that the property has not been salable as a resi-

dence for the past year, that it has been used as a commercial building for a considerable number of years, that they now have an offer of purchase by an attorney who wishes to put his offices on the ground floor and apartments on the second floor and since this property is directly across the street from the newly designated Capitol Development Area that professional offices use would seem to be logical in this area. They called the Board's attention to the professional office uses now in existence on Allegan Street west of this property.

The matter was referred to the Zoning Committee.

Mrs. Ann Elrod appeared in favor of her petition to rezone property at 200 W. Grand River from "C" Two Family Residence District to "D-1" Professional Office District and stated that it is her intention to purchase the property at 204 W. Grand River Avenue and remove the house to provide for the off-street parking required by the Ordinance.

The matter was referred to the Zoning Committee.

A. Z. Breen represented Sam LaMacchia in his petition to rezone property at 615-617 N. Washington Avenue from "F" Apartment Shop to "F" Commercial District, pointing out that the gasoline filling station at the corner of Washington and Saginaw Streets is interested in the purchase of this property and the rebuilding of their service station.

The matter was referred to the Zoning Committee.

A petition by Arthur Klepper to rezone property at 2300-2320 N. East Street from "B" One Family Residence District, "D-M" Multiple Dwelling, and "J" Parking Districts to "F" Commercial District was referred to the Zoning Committee.

A petition by Earl W. Sturk to rezone property at 3528 Aurelius Road from "A"

One Family Residence District to "T" Heavy Industrial District was referred to the Zoning Committee.

It was moved and supported, that this petition be acted on at this meeting.

Motion carried.

Mr. Elmo H. Waldron appeared in favor of his petition to rezone property at 1107 Pulaski Street from "B" One Family Residence District to "F" Commercial District stating that he would like to make alterations to the present non-conforming commercial building. The problem of off-street parking was discussed and Mr. Waldron requested that his petition be amended to rezone the property immediately to the west to "J" Parking District.

The matter was referred to the Zoning Committee.

Mr. Carl Reigh represented the petitioners to rezone property at the N.E. corner of Cedar and Jolly Road from "A" One Family Residence District and "J" Parking District to "F" Commercial District, pointing out that a large department store is interested in developing this area and presented plans showing the area to be used for off-street parking.

The matter was referred to the Zoning Committee.

It was moved and supported, that this petition be acted on at this meeting.

Motion carried.

It was moved and supported, that we recommend to the City Council, that the petition by the Lansing Women's Club to rezone the West  $\frac{1}{2}$  of the Lots 7 and 8, Block 91, Original Plat, (624 W. Ottawa) from "D" Apartment District to "D-1" Professional Office District, be granted since the building can be extended, used for club women, and doctors office leased, under the present zoning.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council, that the petition by Michigan Automobile Dealers Association to rezone Lots 1 and 2 and the East  $\frac{3}{4}$  of Lot 3, Block 178, Original Plat (309 and 315 W. Main Street), from "C" Two Family Residence District to "D-1" Professional Office District be granted.

Motion carried by 7 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council, that the

petition by Robert Dalman to rezone the East  $44\frac{1}{2}$  feet of Lots 10 and 11, Block 10, Elmhurst Subd., (1087 Foxson Street), from "B" One Family Residence District to "C" Two Family Residence District, be not granted because the proposed zoning would be spot zoning in an entirely single family residence district and the property is of insufficient size to permit conversion to two family use under the Zoning Ordinance.

Motion carried by 7 yea and 0 nay vote.

It was moved and supported, that property owned by Liquid Glaze, Inc., (6700 block S. Cedar St.), commencing at a point 43 feet southwesterly at right angles to the centerline of S. Cedar Street from a point on the centerline of S. Cedar Street 1,003.7 feet southeasterly of the intersection of the center line of S. Cedar Street with the East and West  $\frac{1}{4}$  line of Section 10, T3N, R2W, thence southwesterly at right angles to the center line of S. Cedar Street 50 feet, thence northwesterly parallel with the center line of S. Cedar Street 155 feet, thence northeasterly at right angles with the center line of S. Cedar Street 50 feet, thence southeasterly 155 feet to point of beginning and property commencing at a point 882 feet southwesterly at right angles to the center line of S. Cedar Street from a point on the center line of S. Cedar Street 1,003.7 feet southeasterly of the intersection of the center line of S. Cedar Street with the East and West  $\frac{1}{4}$  line of Section 10, T3N, R2W, thence northwesterly parallel with the center line of S. Cedar Street 155 feet, thence southwesterly to a point on a north south line 80 feet west of the point of beginning, thence south to the north line of Just-a-Mere Farms Subd., thence east 80 feet to point of beginning, be rezoned from "A" One Family Residence District to "J" Parking District; and that property:

Commencing at a point 93 feet southwesterly at right angles to the center line of S. Cedar Street from a point on the center line of S. Cedar Street 1,003.7 feet southeasterly of the intersection of the center line of S. Cedar Street with the east and west  $\frac{1}{4}$  line of Section 10, T3N, R2W, thence southwesterly at right angles to the center line of S. Cedar Street 400 feet, thence northwesterly parallel with the center line of S. Cedar St. 155 feet, thence northeasterly at right angles with the center line of S. Cedar Street 400 feet to a point 93 feet southwesterly of the center line of S. Cedar Street, thence southeasterly 155 feet to point of beginning, be rezoned from "A" One Family Residence District to "F" Commercial District; and that property:

Commencing 493 feet southwesterly at right angles to the center line of S. Cedar Street from a point on the center line of S. Cedar Street 1,003.7 feet southeasterly of the intersection of the center line of S. Cedar Street with the east and west  $\frac{1}{4}$  line of Section 10, T3N, R2W, thence southwesterly at right angles to the center line

of S. Cedar Street to the north line of Just-a-Mere Farms Subd., thence northwesterly parallel with the center line of S. Cedar Street 155 feet, thence northeasterly at right angles with the center line of S. Cedar Street to a point 493 feet southwesterly of the center line of S. Cedar Street, thence southeasterly 155 feet to point of beginning be rezoned from "A" One Family Residence District to "H" Light Industrial District; and that property:

Commencing 882 feet southwesterly at right angles to the center line of S. Cedar Street from a point on the center line of S. Cedar Street 1,003.7 feet southeasterly of the intersection of the center line of S. Cedar Street with the east and west  $\frac{1}{4}$  line of Section 10, T3N, R2W, thence northeasterly at right angles to the center line of S. Cedar Street to a point 543 feet southwesterly of the center line of S. Cedar Street, thence southeasterly parallel with the center line of S. Cedar Street to the north line of Just-a-Mere Farms Subd., thence west to point of beginning, also be rezoned from "A" One Family Residence District to "F" Commercial District.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council, that the petition by Earl W. Sturk, to rezone the North  $\frac{1}{2}$  of the South 10 acres of the North 20 acres of the south 32 acres of that part of the N.E. fractional  $\frac{1}{4}$  of Section 3, T3N, R2W, lying east of the MCRR, (3528 Aurelius Road), from "A" One Family Residence District to "I" Heavy Industrial be granted because this rezoning is in conformity with the Master Plan and adjacent zoning.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council that property commencing 611 feet west and 53 feet north of the southeast corner of Section 33, T4N, R2W, thence west 173 feet, thence north to a point 50 feet south of the south line of Cedar Gardens Subd., thence east 173 feet, thence south to place of beginning, be rezoned from "A" One Family Residence District to "F" Commercial District; and that property:

Commencing 609 feet north of the center line of Jolly Road and 73 feet east of the east line of Cedar Street, thence east to the southwest corner of Lot 78 of Cedar Gardens Subd., thence south 20 feet, thence east to a point 784 feet west of the east line of Section 33, T4N, R2W, thence south 30 feet, thence west 77 feet, thence south to a point 20 feet north of the north line of Jolly Road, thence east 77 feet, thence south 20 feet, thence west 100 feet, thence north 376 feet, thence west 345.5 feet, thence north 200 feet, be rezoned from "F" Commercial District to "J" Parking District with 4 foot continuous evergreen plantings with a mature height of at least 5 feet

6 inches on the north line of the "J" Parking area and low evergreen plantings on the south line of the "J" Parking area and that property:

Commencing 784 feet west of the east line of Section 33, T4N, R2W, and 20 feet south of the south line of Cedar Gardens Subd., thence east 213 feet, thence south to the north line of Jolly Road, thence west 213 feet, thence north 20 feet, thence east 173 feet, thence north to a point 50 feet south of the south line of Cedar Gardens Subd., thence west 173 feet, thence north 30 feet to point of beginning, be rezoned from "A" One Family Residence District to "J" Parking District with 4 foot continuous evergreen plantings with a mature height of at least 5 feet 6 inches on the north and east lines of the "J" Parking area and low evergreen plantings on the south line of the "J" Parking area; and that property:

Commencing on the south line of Cedar Gardens Subd. 784 feet west of the east line of Section 33, T4N, R2W, thence west to the southwest corner of Lot 78, Cedar Gardens Subd., thence south 20 feet, thence east to a point 20 feet south of the point of beginning, thence north 20 feet to point of beginning, be rezoned from "F" Commercial District to "A" One Family Residence District (N.E. corner Cedar and Jolly Road.)

Motion carried by a 6 yea and 1 nay vote.

The Director reported on a conversation with Mr. Dorr Granger and Mr. John Dietrich regarding their understanding of the rezoning in the 1400 Block of W. Mt. Hope Avenue.

After some discussion it was agreed by the Board that the rezoning as granted by the City Council was in accordance with the intent of the Planning Board.

It was moved and supported, that final approval of Sunnyside Subd. be withheld until storm and sewer facilities are available in this area.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported, that the tentative Plat of property west of Eton Downs be tabled to permit the staff and the petitioner to determine the use of the unplatted 60 feet on the west side and to review the lot size in the platted area.

Motion carried.

Commissioner Manson arrived at 10:30 P.M.

A letter from the Building Commissioner to the City Council and referred to the

Planning Board regarding barricades around off-street parking lots was read and referred to the Ordinance Committee.

A letter from Dwight Rich, Superintendent of Schools, regarding approval of a site in the 400 block of S. Capitol Avenue for a new library was read and referred to the Building and Lands Committee.

The Director called attention to a meeting arranged by the City Council for the Department Heads and members of the Boards of the Planning, Traffic, Public Service and Park Boards to meet with the School Board, Citizens Committee, Mayor and City Council on October 18, 1961, at 7:30 P.M. in the City Council Chambers.

It was moved and supported, that the annual dues to the A.S.P.O. be paid.

Motion carried by an 8 yea and 0 nay vote.

The Director reported that he had been requested by a member of the City Council to urge the Planning Board to give consideration to a public hearing for the possible amendment to the Major Thoroughfare Plan of the Master Plan to include the

connection of Jefferson and Oakland Avenue from Pine Street to the west city limits. The Thoroughfare Plan for this area as presented by the Planning Division of the State Highway Department was again reviewed and the problems of the present arrangement pointed out.

It was moved and supported, that a public hearing on this matter be held on November 2, 1961, at 6:45 P.M. in the Municipal Court Room, 6th floor, City Hall, and that necessary notice be given.

Motion carried by an 8 yea and 0 nay vote.

A suggested form for reporting of projects in connection with the 6 Year Capital Improvements Program were presented and with minor amendments were accepted by the Planning Board.

The Assistant Director reported on the progress of the new Zoning Ordinance and explained the procedure that had been determined on by the members of the City Council and the Ordinance Committee of the Planning Board.

The meeting adjourned at 12:30 A.M.

VICTOR G. LEYERER,  
Secretary.



# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, November 2, 1961

November 2, 1961

City Hall

Lansing, Michigan

The regular meeting of the Planning Board was called to order by the Chairman Laurence Miller, at 7:30 P.M.

### ROLL CALL

Present: Commissioners Buhl, Fink, Manson, Miller, Musselman, Mutz, Ridenour, Sinas (8).

Absent: None.

The proceedings of the regular meeting of October 5, 1961 were approved.

Mr. and Mrs. Wm. McCurdy appeared in favor of their petition to rezone property at 3831 Moores River Drive and on both sides of Cooley Drive, stating that their property was zoned for two family residences in the township and pointing out that the majority of the Lots are 100 feet width and of sufficient size for two family use. They also stated that they have and will continue to approve all plans for new houses. They stated that it is their feeling that it is important to have an area devoted to two family residences for those people who desire income property and to accommodate those who need rental living units. Mrs. Grace Grey, 3720 Cooley Drive, spoke in favor of the rezoning and stated that it is her desire to build a two family unit on a vacant lot she owned on Cooley Drive.

Mr. Merritt Bourne, 3611 Cooley Drive, filed a petition signed by 12 people along Cooley Drive protesting the rezoning stating that he was not aware that the property was zoned two family at the time of the purchase of his property and that his vote in favor of annexation to the city was based on his desire to see this property zoned one family residence.

Mrs. H. L. Hillaker, 3714 Cooley Drive, stated that there is only one two family unit on this street and that it is her desire to see the area remain a one family residence district. She objected to the rezoning of

the property at 3831 Moores River Drive on the basis that there is already a house on the property and called attention to the unsightliness of the property at the rear of the property. She stated that it was her understanding that this building was to be an accessory building to the residence. She also called attention to the cars parked on the street because of the condition of drive-ways and that additional units would cause further confusion.

Mr. Peter Senko, 2501 Waverly Road, filed a petition of protest from the neighboring subdivision signed by six people.

Mr. Phil Arnold, 3805 Cooley Drive, and Mr. Teufel, 2538 Cooley Drive, also protested the rezoning.

The matter was referred to the Zoning Committee.

A petition by Ora Miller to rezone property at 3328-34 Pleasant Grove Road from "A" One Family Residence District to "D-1" Professional Office District was referred to the Zoning Committee.

Mr. Charles Hiler appeared in favor of the petition to rezone property at 312 W. Willow Street and 1315 N. Grand River Avenue from "J" Parking District to "F" Commercial District stating that the purpose of this rezoning was to permit signs in connection with the shopping center construction and asked for consideration at this meeting if possible.

It was moved and supported that action be taken on this petition at this meeting.

Motion carried.

Mr. Fred Kircher appeared in favor of his petition to rezone property at the N.W. corner of Kalamazoo and Clifford Streets from "C" Two Family Residence District to "D-1" Professional Office District. He called attention to the multiple dwelling area to the west of this property and to the non-conforming gas station on the south side of Kalamazoo Street and stated that it is his belief that professional office use would be the proper use for this property.

The matter was referred to the Zoning Committee.

A petition by Harold M. Davis to rezone property at the N.E. corner of S. North Road and S. Cedar Streets from "A" One Family Residence District to "G-2" Wholesale District was referred to the Zoning Committee.

A petition by Arthur Klepper to rezone property at the S.W. corner of Vernon and S. Pennsylvania Avenue from "A" One Family Residence District to "F" Commercial District was referred to the Zoning Committee.

Mr. Max Murningham appeared in favor of the petition to rezone property at the N.E. corner of Miller Road and Pennsylvania Avenue from "F" Commercial District and "J" Parking District to "E-2" Drive-In Shop District. He stated that it is the intention of the petitioner to deed a 17 foot strip along Miller Road for a depth of 150 feet for street purposes and that the request for rezoning is to permit a gasoline filling station. He asked the Board to give immediate consideration to this petition if possible.

It was moved and supported that action be taken on this petition at this meeting.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by John H. Flewelling to rezone Lot 2, Block 121, Original Plat, (206-208 S. Sycamore), from "D-M" Multiple Dwelling District to "D-1" Professional Office District, be granted, because the property is across from the Capitol Development Area, as shown in the Master Plan and the neighborhood is of a transitional character.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that Lot 2, Block 64, Original Plat, except the west 65 feet thereof, (615-617 N. Washington Avenue), owned by Sam LaMacchia, be rezoned from "E" Apartment Shop District to "F" Commercial District, and that (the west 65 feet of this property) be rezoned from "E" Apartment Shop District to "J" Parking District.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Grand Development Company to rezone the North 20 feet of the South 40 feet of the East 20 feet of Lot 4 and the West 20 feet of the East 55 feet of the South 20 feet of Lot 2, Robinson and Carrier's Subd. of Lot 1 and 2 of Block 25,

City of Lansing, Ingham County, Michigan, (312 W. Willow and 1315 N. Grand River Avenue), from "J" Parking District to "F" Commercial District, be granted.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported we recommend to the City Council that the petition by Miracle Mile Incorporated to rezone the North 53 feet of the South 70 feet of the East 150 feet of the West 207.75 feet lying East of the centerline of Pennsylvania Avenue and the North 97 feet of the South 167 feet of the East 120 feet of the West 177.75 feet lying East of the centerline of Pennsylvania Avenue; all a part of the East 100 acres of the Southwest  $\frac{1}{4}$  of Section 3, T3N, R2W, lying North of Miller Road from "J" Parking District to "E-2" Drive-In Shop District; and the North 97 feet of the South 167 feet of the East 30 feet of the West 207.75 feet lying East of the centerline of S. Pennsylvania Avenue, all a part of the East 100 acres of the Southwest  $\frac{1}{4}$  of Section 3, T3N, R2W, lying North of Miller Road from "F" Commercial District to "E-2" Drive-In Shop District, (Northeast corner of Miller Road and Pennsylvania Avenue), be granted.

Motion carried by an 8 yea and 0 nay vote.

Commissioner Buhl was excused at 9:25 P.M.

It was moved and supported that we recommend to the City Council that Lot 106 Just-A-Mere Farms No. 1 except the South 40 feet of the West 73 feet, (6841 S. Cedar Street), owned by D. M. Silkworth, be rezoned from "A" One Family Residence District to "F" Commercial District and that the South 40 feet of the West 73 feet of Lot 106 Just-A-Mere Farms No. 1, be rezoned from "A" One Family Residence District to "J" Parking District, because the property is bounded on the North and across the highway by commercial uses, with vacant land and commercial use on the South.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Duane B. Ritchie to rezone the East 1 rod of Lot No. 12 and the West  $2\frac{1}{2}$  rods of Lot No. 11, Block 2, J. M. French's Subd., (1221 W. Ionia), from "B" One Family Residence District to "C" Two Family Residence District be granted because the area is in a transitional stage and the character of the neighborhood is basically two family residence.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported that the petition by A. M. Elrod to rezone the South  $5\frac{1}{2}$  rods of the East 36 feet of Lots 5 and 6, Block 30, City of Lansing, (200 W. Grand River), from "C" Two Family Residence District to "D-1" Professional Office District, be tabled until the petitioner contacts the Board regarding the adjoining property.

Motion carried.

It was moved and supported that we recommend to the City Council, that Lot 24, Randall's Subd. except the East 10 feet and the West 60 feet thereof be rezoned from "B" One Family Residence District to "F" Commercial District; also commencing 93 feet East and 878 feet North of the Southwest corner of Section 3, T4N, R2W, thence North 135 feet, thence East 85 feet, thence South 135 feet, thence West 85 feet to beginning be rezoned from "D-M" Multiple Dwelling District to "F" Commercial District; and that property commencing 178 feet East and 878 feet North of the Southwest corner of Section 3, T4N, R2W, thence North 135 feet, thence East 72 feet, thence South 125 feet, thence West 61 feet, thence South 10 feet, thence West 11 feet to beginning be rezoned from "J" Parking District to "F" Commercial District; and that property commencing 93 feet East and 1,013 feet North of the Southwest corner of Section 3, T4N, R2W, thence East 157 feet, thence North 91.9 feet to the South line of Northlawn Subd., thence West to a point 40 feet east of the east line of N. East Street, thence south 40 feet, thence east 20 feet, thence south 50 feet to beginning be rezoned from "B" One Family Residence District to "F" Commercial District; and that the west 60 feet of Lot 24, Randall's Subd. be rezoned from "B" One Family Residence District to "J" Parking District.

Also commencing 33 feet east and 878 feet north of the southwest corner of Section 3, T4N, R2W, thence north 135 feet, thence east 60 feet, thence south 135 feet, thence west 60 feet to beginning be rezoned from "D-M" Multiple Dwelling District to "J" Parking District; and that property beginning 33 feet east and 1013 feet north of the southwest corner of Section 3, T4N, R2W, thence east 60 feet, thence north 50 feet, thence west 20 feet, thence north 40 feet to the south line of Northlawn Subd., thence west 40 feet to the east line of N. East Street, thence south along the east line of N. East Street to beginning be rezoned from "B" One Family Residence District to "J" Parking District, (2300-2324 N. East Street), with low evergreen plantings on the south side of the "J" Parking area.

Motion adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Elmo H. Waldron to rezone the east  $\frac{1}{2}$  of Lot 2, Block 3, Cadwell's Addition, (1107 Pulaski) from "B" One Family Residence District to "F" Commercial District, and the west  $\frac{1}{2}$  of Lot 2, Block 3, Cadwell's Addition from "B" One Family

Residence District to "J" Parking District be not granted because the character of the neighborhood and because of its projection into a residential neighborhood and enlargement and continuance should not be encouraged.

It was moved and supported that the motion be amended to recommend to the City Council that the west  $\frac{1}{2}$  of Lot 2, Block 3, Cadwell's Addition be rezoned from "B" One Family Residence District to "J" Parking District.

Lost by a 3 yea and 4 nay vote.

The original motion was then adopted by a 5 yea and 2 nay vote.

It was moved and supported that we recommend to the Board of Education that the site for the new library as proposed by the Board of Education in the 400 block of S. Capitol Avenue be approved.

Adopted by a 6 yea and 1 nay vote.

It was moved and supported that the Tentative Plat of Karl's Replat of the east 105 feet of Lot 45, Eco Farms be tentatively approved for 2 lots measured  $89\frac{1}{2}$  feet by 105 feet.

It was moved and supported that the tentative plat be tabled for 30 days.

Motion carried.

It was moved and supported that the Tentative Plat of Walter Neller Company on N. Grand River Avenue, be tentatively approved for Lot 1 through 10 as shown on the Tentative Plat.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the alley between Forbes and Inverness Street on the east side of Verlinden Avenue be not vacated because the alley may be needed to serve the commercially zoned property and there has been no change since the recommendation in March of 1961 that the alley be not vacated.

Commissioner Ridenour disqualified himself from voting.

Adopted by a 6 yea and 0 nay vote.

It was moved and supported that the matter of amending the Master Plan be tabled.

Motion carried.

Several other items of interest to the Board were discussed.

The meeting adjourned at 10:45 P.M.

VICTOR G. LEYERER.  
Secretary.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, December 7, 1961

December 7, 1961

City Hall

Lansing, Michigan

The regular meeting of the Planning Board was called to order by the Chairman, Laurence Miller, at 7:30 P.M.

### ROLL CALL

Present—Commissioners Buhl, Fink, Manson, Miller, Musselman, Mutz, Ridenour, Sinas—8.

Councilman Belen—1. Council Committee.

Absent—None.

The proceedings of the regular meeting of November 2, 1961, were approved.

Mr. Frederick Covert appeared in favor of his petition to rezone property at 5122 N. Grand River Avenue from "A" One Family Residence District to "F" Commercial District. He stated that the property they own at the rear of this property lying in Clinton County is industrially zoned. In reply to a question regarding possible area to be zoned to parking, he stated that the house is 50 feet from the right-of-way line.

The matter was referred to the Zoning Committee.

Mrs. M. A. Waldo appeared in favor of the petition to rezone the property at the N.E. corner of Hunter Blvd. and S. Cedar Street from "A" One Family Residence District to "F" Commercial and stated that she believes the property is no longer suitable for residential purposes.

The matter was referred to the Zoning Committee.

A petition by Hugh Keenoy to rezone property at 412 W. Saginaw Street from "C" Two Family Residence District to "D-M" Multiple Dwelling District was referred to the Zoning Committee.

A petition by Arlene Eddy to rezone property at 920 W. Ottawa Street from "C" Two Family Residence District to "D-M" Multiple Dwelling District was referred to the Zoning Committee.

Mr. Bruce Maguire, Jr., appeared in favor of the petition to rezone property at the N.W. corner of Saginaw and Seymour Streets from "C" Two Family Residence District to "E-2" Drive-In Shop District. He presented a picture of the type of gasoline filling station proposed for this corner stating that is the new type of station with only a small office and no service stalls, covering only a small part of the lot, also that only one attendant will be on duty. He also stated that he believes that this type of station would not be harmful to the residential properties surrounding it. Mr. Sheets, representing Mrs. Cavanaugh and Mrs. Foster of 707 Seymour Avenue, objected to the rezoning of this property on the basis that it would adversely effect the value of the surrounding residential properties. He called attention to the fact that most of the people in the area were elderly people and had lived in this area for about 30 years. Mr. Robert Smith, 309 W. Saginaw Street, expressed the hope that the Board would not recommend the change in zoning since this would create additional traffic congestion and tend to devalue the value of their properties.

The matter was referred to the Zoning Committee.

The petition for the rezoning of the property in the 3300 block of E. Michigan Avenue from "J" Parking District to "F" Commercial District stated that the purpose of the rezoning was only to permit sufficient space for advertising sign to advertise Shoppers Fair.

It was moved and supported that action be taken on this petition at this meeting.

Motion carried.

Mr. Robert Anderson appeared in favor of the petition to rezone property at the



S.W. corner of Holmes and Logan Street from "A" One Family Residence District to "F" Commercial District, stating that they have had opportunities to lease part of this property for commercial purposes. He also stated that they are agreeable to working out a plan to provide adequate off-street parking in connection with the commercial zoning.

The matter was referred to the Zoning Committee.

Mrs. Ollie Carter appeared in favor of her petition to rezone property at 1130 W. Allegan Street from "B" One Family Residence District to "C" Two Family Residence District stating that she believes that it will be easier to rent the house to two families instead of one, since it has eight rooms and that the property would be better maintained as a two family unit.

The matter was referred to the Zoning Committee.

The petition by Barbara Patrick to rezone property at 214 Custer Street from "C" Two Family Residence District to "D-M" Multiple Dwelling District was referred to the Zoning Committee.

Mr. Clifford Clawson appeared in favor of his petition to rezone property in the 5400 block of S. Cedar Street from "A" One Family Residence District to "F" Commercial and "J" Parking Districts stating that the surrounding area is zoned or used commercially and industrially and that sufficient off-street parking can be provided on the southerly portion of this property.

The matter was referred to the Zoning Committee.

Mr. John Ben, realtor, represented the property owners in the petition to rezone property at 1010-1012 E. Kalamazoo Street and 401, 403, 405 and 407 S. Pennsylvania Avenue from "C" Two Family Residence District to "E-2" Drive-In Shop District. He called attention to the gasoline station on the N.W. corner of this intersection which is now accepted by the neighborhood. He also called attention to the age of the houses included in the petition and a traffic count of 15,000 vehicles per day at this intersection. He stated that the size of the property would insure adequate ingress and egress and not cause any traffic congestion.

The matter was referred to the Zoning Committee.

Mr. Carl Reagh represented the petitioner in the petition to rezone property in the 5700 block of S. Cedar Street from "A" One Family Residence District to "F" Com-

mercial District pointing out that it is the petitioner's desire to make no change in the "J" Parking area presently zoned but that additional commercial area is needed to construct a miniature golf course. He also stated that additional parking would probably be provided.

The matter was referred to the Zoning Committee.

It was moved and supported that we recommend to the City Council that the petition by William McCurdy to rezone Lots 1 to 28, McCurdy's Acres No. 1 and No. 2, and commencing 1221.7 feet north of the West  $\frac{1}{4}$  post of Section 30, thence east 511.5 feet, thence north 123.75 feet, thence west 511.5 feet, thence south to beginning (3831 Moores River Drive), from "A" One Family Residence District to "C" Two Family Residence District be not granted because the area is a logical single family area and adjoins other developed or projected single family areas.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Ora F. Miller to rezone Lots 356, 357, and 358, Pleasant Grove Subd. No. 1 (3328-34 Pleasant Grove Road), from "A" One Family Residence District to "D-1" Professional Office District, be not granted because this property lies in a single family area, across from a grade school, and a commercial use here would be harmful to the adjacent area.

Adopted by a 6 yea and 2 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Fred L. Kircher Company to rezone Lots 71, Harrah's Addition, also beginning at the S.E. corner of Lot 71, Harrah's Addition, thence west 120.5 feet, thence south 33 feet, thence east 46 feet, thence northeasterly 77 feet to a point 12 feet south of the S.E. corner of Lot 71, thence north 12 feet to point of beginning (N.W. corner of Kalamazoo and Clifford Streets), from "C" Two Family Residence District to "D-1" Professional Office District be granted.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Harold Davis, agent for the owners, to rezone property beginning at a point 873.91 feet west of the east  $\frac{1}{4}$  post of Section 4, T3N, R2W, thence west along the  $\frac{1}{4}$  line 271.63 feet to the easterly right-of-way line of US-127, thence north 22° 41' 30" west along the right-of-way line 178.95 feet, thence north 8° 47' 30" west 63.25 feet, thence east 350 feet, thence south 0° 5' east 227.61 feet to place of be-

ginning (N.E. corner S. North Road and S. Cedar Street), from "A" One Family Residence District to "G-2" Wholesale District be granted because the proposed zoning is a logical zoning in this area of similar uses.

Adopted by an 8 yeas and 0 nays vote.

It was moved and supported that we recommend to the City Council that the petition by Arthur H. Klepper, to rezone Lots 695, 696, 697 and 698, Maple Hill Subd. (S.W. corner of Vernon and S. Pennsylvania Avenue), from "A" One Family Residence District to "F" Commercial District, be not granted because the requested zoning would be an encroachment on a residential area and would be detrimental to the value of the residential property surrounding this area.

Adopted by an 8 yeas and 0 nays vote.

It was moved and supported that we recommend to the City Council, that the petition by Mangel Stores, Incorporated, to rezone property beginning 240 feet east of the intersection of the north line of Michigan Avenue and the west line of the west 10 acres of the south  $\frac{1}{2}$  of the N.W.  $\frac{1}{4}$  of Section 13, T4N, R2W, thence north 54 feet, thence east 20 feet, thence south 54 feet, thence west 20 feet to the point of beginning (3300 block E. Michigan Avenue), from "J" Parking District to "F" Commercial District be granted.

Adopted by an 8 yeas and 0 nays vote.

It was moved and supported that the tentative Plat of Karl's Replat of the east

105 feet of Lot 45, Eco Farms, be tentatively approved.

Adopted by an 8 yeas and 0 nays vote.

It was moved and supported that we recommend to the City Council that the Plat of Virginia Village be approved.

Adopted by an 8 yeas and 0 nays vote.

A letter from Gerald Baker regarding possible purchase of alley right-of-way in the 100 block of S. Washington Avenue, east side, was read. Mr. Baker was present and elaborated on his proposal. After considerable discussion of the need for an alley in this block, as well as others in the downtown area, the matter was referred to the Streets Committee, and Public Lands and Buildings Committee to report at the next meeting.

The matter of an amendment to the Thoroughfare Plan of the Master Plan was referred to the Streets Committee.

Commissioner Manson announced that the Architects had made a study of the Central Business District and would like to present their thinking to the Board. It was agreed that such a meeting be held on Tuesday, January 9, 1962, at 8:00 P.M.

The meeting adjourned at 10:45 P.M.

VICTOR G. LEYRER,  
Secretary.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

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## Proceedings, November 2, 1961

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November 2, 1961

City Hall

Lansing, Michigan

Messrs. John Knecht, Richard Lilley  
(State Highway Department)—2.

Absent—None.

The Special Meeting of the Planning Board for a hearing on the revision of the Thoroughfare Plan in the Master Plan in the West Saginaw Street corridor was called to order by the Chairman, Laurence Miller, at 6:45 P.M., on November 2, 1961, in the Municipal Court Room.

### ROLL CALL

Present—Commissioner Buhl, Manson, Fink, Miller, Musselman, Mutz, Ridenour, Sinas—8.

Chairman Miller opened the meeting by explaining the purpose of the hearing required by the Charter. The Director defined the area covered by the revision in the Master Plan and explained the changes. Mr. Knecht briefly pointed out the reasons for the proposed change and turned the meeting to Mr. Lilley for more detailed information. After questions and comments from the audience which were answered by Mr. Lilley (copy on file), it was suggested that the meeting be recessed to November 30, 1961, for more detailed information from the State Highway Department.

The meeting was recessed to November 30, 1961, at 7:30 P.M.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Recessed Meeting, November 30, 1961

The recessed meeting for the Public Hearing on revision of the Master Plan was called to order by the Vice Chairman, Thomas Sinas, at 7:30 P.M. on November 30, 1961, in the City Council Chambers.

### ROLL CALL

Present — Commissioners Buhl, Fink, Manson, Musselman, Mutz, Ridenour, Sinas —7.

Messrs. Boatman, Lilley (State Highway Department)—2.

Absent—Commissioner Miller—1.

Vice Chairman Sinas opened the meeting by again briefly explaining the purpose of the hearing which has been recessed from November 2, 1961. The Director again briefly reviewed the revision in the Master Plan. Mr. Richard Lilley of the State Highway Department projected various drawings and charts to show the necessity, as viewed by the State Plan Highway Department, of the extension of the Major Thoroughfare on Oakland Avenue from Pine Street to the west. After considerable discussion from the floor and further comments by Mr. Lilley, (copy on file), the meeting was adjourned at 9:30 P.M.

VICTOR G. LEYRER,  
Secretary.